BILL GARRETT, Davidson County
Trans:T20130071301 DEEDWARR
Recvd: 08/19/13 12:03 2 pgs
Fees:13.00 Taxes:458.80

20130819-0086936

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $124,000.00 (One Hundred Twenty Four Thousand).

AFFIANT

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed to and sworn before me this 9th day of August, 2013.

My Commission Expires AUG. 23, 2016

NOTARY PUBLIC MY COMMISSION EXPIRES: 8-23-16

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
John Westphall and Donna E. Westphall 2116 Pontotoc Avenue Nashville,TN 37206	JOHN WESTPHALL 316 South 17th ST. Nashville, TN 37206	08303008200

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROSALINDA SBUTTONI RAHER**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOHN WESTPHALL AND WIFE, DONNA E. WESTPHALL**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 ON THE MAP OF PONTOTOC SUBDIVISION, OF RECORD IN BOOK 547, PAGE 113, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 28 FRONTS 54 FEET 2 INCHES ON THE SOUTHERLY SIDE OF PONTOTOC AVENUE AND RUNS BACK BETWEEN THE LINES, 157 FEET ON THE WESTERLY LINE, AND 158 FEET, 5 INCHES ON THE EASTERLY LINE, ALONG THE WESTERLY MARGIN OF PORTER ROAD, TO A DEAD LINE ON WHICH IT MEASURES 34 FEET 3 INCHES.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH P. SBUTTONI, SR. AND WIFE, VIRGINIA SBUTTONI BY DEED FROM W. F. JARBOE AND WIFE, MARY EMMA JARBOE OF RECORD IN BOOK 1404, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AFFIDAVIT OF INHERITANCE RECORDED IN INSTRUMENT NO. 20130203-0012115 ESTABLISHES VIRGINIA SBUTTONI HAVING PREDECEASED JOSEPH P. SBUTTONI, SR. AND BY ARTICLE 5 UNDER THE LAST WILL AND TESTAMENT OF JOSEPH P. SBUTTONI, SR., OF RECORD IN PROBATE FILE 13P95, PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, PROPERTY WAS DEVISED TO ROSALINDA SBUTTONI RAHER.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **2116 PONTOTOC AVENUE** **NASHVILLE,TN37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this 9th day of August, 2013

Rosalinda Sbuttoni Raher

Rosalinda Sbuttoni Raher

~~STATE OF~~ Washington)

~~COUNTY OF~~ _____)

On this 9th day of August, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rosalinda Sbuttoni Raher** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 9th day of August, 2013.

Notary Public

Commission Expires: _____

Notary Public District of Columbia
Brian Combs
My Commission Expires June 30, 2014

