(8)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140022764 DEEDWARR
Recvd: 04/04/14 09:16 2 pgs
Fees:13.00 Taxes:1276.50
20140404-0028072

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-21-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Rayburn	Regions Bank d/b/a Regions Mortgage	104-08-M-408.00 CO
(NAME)	(NAME)	
1706 18th Avenue South Suite 309	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joseph Rayburn, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Rayburn,** HEREINAFTER CALLED THE GRANTEES, 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 UNIT 408, THE GLEN CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070904-0105726, AMENDED IN INSTRUMENT NOS. 20080805-0080551, 20081029-0108159, 20081112-0111695, 20081124-0115172 AND 20090224-0016363, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH RAYBURN AND WIFE, PAM RAYBURN, BY WARRANTY DEED FROM THE NASHVILLE GLEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED JUNE 5, 2009, OF RECORD IN INSTRUMENT NO. 20090610-0053790, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID PAM RAYBURN HAVING SINCE DIED AND SUBJECT PROPERTY BEING VESTED IN JOSEPH RAYBURN AS SURVIVING TENANT BY THE ENTIRETY.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 21, page 87; Master Deed of record in Instrument No. 20070904-0105726, 20080805-0080551, 20081029-0108159, 20081112-0111695, 20081124-0115172 and 20090224-0016363; Charter of record in Instrument No. 20070628-0077121; Easement to Comcast of record in Instrument No. 20090721-0068095; Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20070820-0099189; Easement for right of way of record in Book 4660, page 146, Book 4660, page 147 and Book 4660, page 148; Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070820-0099330; All matters on a survey prepared by Initial Point Land Surveying, Inc. TN RLS No. 2315, dated October 13, 2006; Any easements that may have been retained with the closure of Alley No. 422 by Ordinance No. 80-292; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1706 18th Avenue South #309, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 28th day of March, 2014.

Joseph Rayburn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joseph Rayburn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of March, 2014.

Notary Public

My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015