This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 135080A645.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Everett R. Putnam, IV
645 Longhunter Ct.
Nashville, TN 37217

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **RACHEL L. RABALAIS, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **EVERETT R. PUTNAM, IV, UNMARRIED,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 645 of Nashboro Village Nineteen Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Nashboro Village Nineteen Condominiums, of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5333, page 999, said Register's Office , together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Nashboro Village Nineteen Condominiums, of record in Plat Book 5200, page 80, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Rachel L. Rabalais, unmarried, by Warranty Deed from Mohammad Rassekhi, unmarried, dated September 19, 2005, appearing of record in Instrument No. 20050922-0113708, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 5200, page 80; Easement to Nashville Electric Service of record in Book 4821, page 105 and Book 4821, page 107 and Book 4821, page 109; Easement to Nashville Electric Service of record in Book 4821, page 111; Restrictive Covenants of record in Book 4827, page 14; Master Deed for Nashboro Village Nineteen Condominiums Homeowner's Association of record in Book 5333, page 957; By-Laws of Nashboro Village Nineteen Condominiums Homeowner's Association of record in Book 5333, page 959; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 645 Longhunter Ct., Nashville, TN, 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

BILL GARRETT, Davidson County
Trans:T20140046238 DEEDWARR
Recvd: 06/30/14 10:33 2 pgs
Fees:13.00 Taxes:259.00
20140630-0056969

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 26th day of June, 2014.

Rachel L. Rabalais

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rachel L. Rabalais, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 26th day of June, 2014.

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires:
05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 26 day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 5.20.17

KELLY DOBBEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY