BILL GARRETT, Davidson County
Trans: T20140046354 DEEDWARR
Recvd: 06/30/14 12:55 2 pgs
Fees: 13.00 Taxes: 869.31

20140630-0057121

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF ~~Davidson~~ Williamson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,949.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS<br>June 27, 2014.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 03-07-17<br>(AFFIX SEAL) |
|---|---|

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #14-0287

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jason Hewitt and Natalie Raketich** | **Summit Funding** | **83-4-121** |
| (NAME)<br>**1216 Preston Drive** | (NAME)<br>**2601 Oaks Blvd.** | |
| (ADDRESS)<br>**Nashville,TN 37206** | (ADDRESS)<br>**Sacramenrto, CA 95864** | |
| (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, WE, **Henry Pile, unmarried, and Katie Buske Mills, unmarried, as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Hewitt, an unmarried man, and Natalie Raketich, an unmarried woman, as joint tenants with right of survivorship,** 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:

Being parts of Lots Nos. 30 and 31 on the Plan of Rosebank Subdivision of the J.W.C. Church Tract, as of record in Book 547, Page 48, Register's Office for said County, described as follows:

Beginning on the westerly margin of Preston Drive, formerly Preston Avenue, at a point being 240 feet northerly from the northwest intersection of Carter Street and Preston Drive, formerly Preston Avenue; thence with the westerly margin of said Preston Drive, formerly Preston Avenue, northerly 100 feet to the southeast corner of the property conveyed to Arvil H. Cubbins, et al by deed from William F. Carr and wife, of record in Book 2748, Page 77, said Register's Office; thence with said Cubbins' southerly boundary line westerly 260 feet, more or less, to a point in the line between Lots Nos. 29 and 30; thence with the line between said two lots southerly 50 feet; thence south 54 degrees 10 minutes east 113 feet; thence easterly 160 feet to the beginning.

Being the same property conveyed to Henry Pile, unmarried, and Katie Buske Mills, unmarried, as tenants in common with rights of survivorship by Quitclaim Deed from Henry Pile, unmarried, recorded March 12, 2009 in Instrument Number 20090312-0022562, Register's Office for Davidson County, Tennessee; and further conveyed to Henry Pile, unmarried, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, recorded December 19, 2008 in Instrument Number 20081219-0121380, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1216 Preston Drive, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **27th** day of **June, 2014.**

Henry Pile

Katie Buske Mills

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Henry Pile and Katie Buske Mills**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **27th** day of **June, 2014.**

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/4/15