BILL GARRETT, Davidson County
Trans:T20150048822 DEEDWARR
Recvd: 06/18/15 15:21 2 pgs
Fees:13.00 Taxes:1004.92
20150618-0058527

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 150369

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $271,600.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2015.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Garrett Raby 4705 Abbay Dr Nashville TN 37211	Farmington Mortgage, a Division of CapStar Bank 2002 Richard Jones Rd., Ste 300A Nashville, TN 37215	Tax Parcel ID No. 13314000600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank D. Stegall and Natalie H. Stegall, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garrett Raby and Carlye Raby, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Abbay Hall, Section 1, of record in Book 2331, Page 18, Register's Office for Davidson, County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. (Description from prior deed of record.)

Being the same property conveyed to Frank D. Stegall and Natalie H. Stegall, husband and wife by Warranty Deed from Barbara Landis Guffee, unmarried, recorded on the 19th day of May, 2010 in Instrument No. 20100519-0038510, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBAY HALL, SECTION 1, as recorded in Plat Book 2331, Page(s) 18.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7780, Page 808.

This is improved property located at 4705 Abbay Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2015.

Frank D. Stegall

Natalie H. Stegall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank D. Stegall and Natalie H. Stegall, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018