BILL GARRETT, Davidson County
Trans:T20150098238 DEEDWARR
Recvd: 11/18/15 15:20 2 pgs
Fees:13.00 Taxes:1045.25
20151118-0117186

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $282,500.00. Affiant Subscribed and sworn to before me, this the 16th day of November, 2015. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sarah Weinstein		
1216 Preston Drive	New Owners	083-04-0-121.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JASON HEWITT, AN UNMARRIED MAN AND NATALIE RAKETICH, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH WEINSTEIN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, parts of Lot Nos. 30 and 31 on the Plan of Rosebank Subdivision of the J.W.C. Church Tract of record in Plat Book 547, Page 48, in the Register's Office for Davidson County, Tennessee, and further 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 Lot 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 deed from Henry Pile, unmarried of record in Instrument No. 20090312-0022562 Register's Office for Davidson County, Tennessee, dated February 19, 2009 and recorded on March 12, 2009.

Being the same property conveyed to Jason Hewitt, an unmarried man and Natalie Raketich, an unmarried woman. as joint tenants with right of survivorship by Warranty deed from Henry Pile, unmarried and Katie Buske Mills, unmarried, as tenants in common with rights of survivorship of record in Instrument No. 20140630-0057121

Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on June 30, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1216 Preston Drive, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of November, 2015.

Jason Hewitt

Natalie Raketich

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason Hewitt and Natalie Raketich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of November, 2015.

Notary Public

My Commission Expires: 10/13/16

"OFFICIAL SEAL"
TIWANNA P CONNOLLY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/13/2016