Davidson County DEEDWARR
Recvd: 04/12/16 12:36 3 pgs
Fees:18.00 Taxes:703.00
20160412-0034998

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THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
FILE # 16292BR

FROM: MICHAEL E. RABURN, A MARRIED PERSON

TO: ALAN SCOTT TAYLOR

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED NINETY THOUSAND AND NO/100--- ($190,000.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, MICHAEL E. RABURN, A MARRIED PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said ALAN SCOTT TAYLOR, his heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 388 on the Plan of Section 8, Revised, The County, of record in Book 6250, Pages 912 and 913, Register's Office for Davidson County, Tennessee.

Said Lot No. 388, which is a corner lot, fronts 48.16 feet on the southwesterly margin of Westcliffe Circle, fronts 69.96 feet on the southerly margin of Westcliffe Court, said frontages being joined by a curve having a length of 34.16 feet, and extends back 131.73 feet on the southerly line and 125.90 feet on the westerly line and 3.11 feet on the southwesterly line to a point of intersection.

Subject to all matters as shown on plat of record in Book 6250, Pages 779-780, Book 6250, Pages 907-908 and Book 6250, Pages 912-913, Register's Office of Davidson County, Tennessee.

Subject to Restrictions of record in Book 67.64, Page 735, Register's Office of Davidson County, Tennessee.

This being the same property conveyed to Michael E. Raburn and wife, Patricia Y. Raburn by Deed from Randall Phillips Builders, Inc. and Philhall Corporation of record in Deed Book 7221, Page 792, Register's Office of Davidson County, Tennessee. Also see Quitclaim Deed from Patricia Y. Raburn to Michael E. Raburn dated July 5, 1990, recorded on November 13, 1990 of record in Deed Book 8235, Page 724, Register's Office of Davidson County, Tennessee. Also see Final Decree of Divorce in Docket # 90D2277, Probate Court of Davidson County, Tennessee.

Title to the aforedescribed property is vested in Michael E. Raburn. Janice Raburn joins in this instrument for the purpose of conveying any interest she has is said property by reason of her marriage to Janice Raburn.

MAP 150, GROUP 4, PARCEL 109.00

PROPERTY ADDRESS: 3401 WESTCLIFFE COURT, ANTIOCH, TENNESSEE 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said ALAN SCOTT TAYLOR, his heirs and assigns forever. And I do covenant with the said ALAN SCOTT TAYLOR, 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, except for matters set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to ALAN SCOTT TAYLOR, his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDs THIS 8th DAY OF April, 2016.

Michael E. Raburn
MICHAEL E. RABURN

Janice Raburn
JANICE RABURN

STATE OF TENNESSEE
COUNTY OF Maury

On this 8th day of April, 2016, before me personally appeared MICHAEL E. RABURN AND WIFE, JANICE RABURN, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Columbia, in the State of Tennessee.

SHEILA H. FRISBIE
SEAL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Sheila H Frisbie
NOTARY PUBLIC
My Commission Expires: 4/2/17

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $190,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Michael E. Raburn
AFFIANT

Subscribed and sworn to before me this 8th day of April, 2016.

SHEILA H. FRISBIE
SEAL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Sheila H Frisbie
NOTARY PUBLIC
My Commission Expires: 4/2/17

NEW OWNER(S): ALAN SCOTT TAYLOR
ADDRESS: 3401 Westcliffe Court Antioch TN 37013

SEND TAX BILLS TO:
Alan Scott Taylor
3401 Westcliffe Court
Antioch, TN 37013

MAIL RECORDED DOCUMENT TO:
New Owners

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith