WARRANTY DEED

RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MIU-1387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00

✓ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ____ DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joseph L. Raker and Rachel A. Raker	Fifth Third Mortgage Company	
(NAME) 5808 Abbott Court	(NAME) P.O. Box 630170	172-01-0/012.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cincinnati, OH 45263	
(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, **MATTHEW BECKETT AND ELIZABETH BECKETT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH L. RAKER AND RACHEL A. RAKER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot 37, SECTION 3, THE HIGHLANDS, as shown on plat of record in Plat Book 5050, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Augustin A. Montelto to Matthew Beckett and wife, Elizabeth Beckett, as recorded on the 26th day of September, 2007 in Instrument No. 20070926-0114841 and Warranty Deed from H. Fred Blankenship and wife, June W. Blankenship to Matthew Beckett and Augustin A. Montelto, both unmarried, as recorded on the 6th day of December, 2002 in Instrument No. 20021206-0150811, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 5050, Page 14, said Register's Office; restrictive covenants of record in Book 5104, Page 410, said Register's Office; Conveyance to Metropolitan Government for installation of water mains recorded in Book 5132, Page 418, said Register's Office.

unimproved _
This is improved x property, known as 5808 Abbott Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

BILL GARRETT, Davidson County
Trans:T20160033687 DEEDWARR
Recvd: 04/25/16 11:18 2 pgs
Fees:13.00 Taxes:1357.90
20160425-0039856

Witness my hand this 22 day of April, 2016

MATTHEW BECKETT

ELIZABETH BECKETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Beckett and Elizabeth Beckett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of April, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public