Davidson County DEEDWARR
Recvd: 05/23/16 14:09 3 pgs
Fees:18.00 Taxes:684.50
20160523-0051455

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1599

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Terri L. Brisbane 110 Vine Lane Goodlettsville, TN 37072	SAME AS OWNER	33-3-B-42.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2016.

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN
My Comm. Expires

Notary Public

My Commission Expires: 8.27.18
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Joseph W. Raub and Jessica Johnson, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Terri L. Brisbane, an unmarried woman,** 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 No. 85, on the Plan of Dry Creek Farm, Section 2, as shown on plat of record in Instrument No. 20040421-0045040, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joseph W. Raub, a single man and Jessica Johnson, a single woman by Warranty Deed from Robert J. Searcy and Beth Searcy, husband and wife, dated April 29, 2014, recorded May 2, 2014, of record in Instrument No. 20140502-0037357, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Robert J. Searcy by Quitclaim Deed from Robert J. Searcy and Charles H. Searcy, dated February 9, 2011, recorded January 31, 2014, of record in Instrument No. 20140131-0008681, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **110 Vine Lane, Goodlettsville, TN 37072**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this **18th** day of **May, 2016.**

GRANTOR(S)

Joseph W. Raub

Jessica Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Joseph W. Raub and Jessica Johnson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **18th** day of **May, 2016.**

Notary Public
My Commission Expires:

JESSICA L. SCARELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 16, 2016

True Copy Certification

I, **Melissa Butchko-Turecki**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Butchko-Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Melissa Butchko-Turecki** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: 3/31/2020

SEAL
RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.