WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160048014 DEEDWARR
Recvd: 06/07/16 13:12 2 pgs
Fees:13.00 Taxes:1276.50
20160607-0057376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 09-11-2017
(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Jessica Robinson and Bryan Robinson, Jr.	~~Pinnacle Financial Partners~~ XXXXXXXXXXXXXXXXX	155 16 0A 173.00
(NAME)	(NAME)	
4913 Traceway Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty-Five Thousand And No/100 Dollars ($345,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jay A. Raff and Robyn G. Raff, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jessica Robinson and Bryan Robinson, Jr., wife and husband**, 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. 188 on the Plan of Traceside, Section Seven, of record in Plat Book 9700, page 423, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jay A. Raff and Robyn G. Raff, husband and wife by Warranty Deed from Stephen M. Reutter and wife, Holly J. Reutter dated September 28, 2006 and recorded October 05, 2006 as Instrument No. 20061005-0124077, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 4913 Traceway Drive, Nashville, TN 37221

File Number: FRN-162439SSO

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, has 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.

Witness our hands this 1st day June, 2016.

Jay A. Raff

Robyn G. Raff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jay A. Raff and Robyn G. Raff, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2016.

Notary Public

My Commission Expires: 3/6/18

WILLIAMSON COUNTY
DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC

File Number: FRN-162439SSO