WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Y-ZR-16-6740-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Evan Michael Raba and Christine Manley Raba	New Owner	
(NAME)	(NAME)	**155-07-0B-039.00-CO**
6740 Cold Stream Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-4663		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHAD M. URAM AND STEPHANIE S. URAM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EVAN MICHAEL RABA AND CHRISTINE MANLEY RABA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 40 on the Plan of Final Plat of Poplar Creek Estates, Phase V, Section "B-1" (The Highlands of Allens Green) of record in Plat Book 9700, Page 716, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chad M. Uram and Stephanie S. Uram, husband and wife by Warranty deed from Jerry W. Sharpe, Jr., and wife Jacqueline R. Sharpe of record in Instrument No. 20100616-0046647 Register's Office for Davidson County, Tennessee, dated June 10, 2010 and recorded on June 16, 2010.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 9700, Page 716, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9472, Page 824, Book 10425, page 93, Book 11356, page 662 and Assignment of Developers Rights in Book 11249, page 763 and Instrument No. 20040524-0060854, Register's Office for Davidson County, Tennessee.
- Charter for Poplar Creek Estates Homeowner's Association of record in Book 10480, Page 807, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20030513-0064544, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Sanitary Sewer of record in Book 6613, Page 533 and 536, in the Register's Office for Davidson County, Tennessee.
- Easement for public Water Lines of record in Book 4817, Page 784, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6613, Page 705, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6740 Cold Stream Drive, Nashville, Tennessee 37221-4663**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20160061191 DEEDWARR
Recvd: 07/18/16 09:54 2 pgs
Fees:13.00 Taxes:1213.60

20160718-0073319

Witness my/our hand(s) this the 15 DAY OF JULY, 2016.

Chad M. Uram

Stephanie S. Uram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAD M. URAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE S. URAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212