RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

P-AVE-16-7031-T

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (d/s)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2016.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18
(AFFIX SEAL)

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)
Patrick Raby	**Franklin American Mortgage Co.**	
(NAME)	(NAME)	
7031 Legacy Dr.	**6100 Tower Circle, Suite 600**	**182-06-0A-067.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	**Franklin, TN 37067**	
(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, **CENTENNIAL CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK A. RABY, A SINGLE MAN, AND CLARISSA K. MILLER, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 67 on the Plan of Old Hickory Hills, Section One of record in Plat at Instrument No. 20011023-0115382, 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 Centennial Properties by Warranty deed from Robert W. Hill and wife, Annice Hill of record in Instrument No. 20160408-0033924 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on April 08, 2016. Further, being the same property conveyed to Centennial Construction, LLC, a Tennessee limited liability company by Quitclaim deed from Centennial Properties of record in Instrument No. 20160608-0057597 Register's Office for Davidson County, Tennessee, dated June 07, 2016 and recorded on June 08, 2016.

The signature below of James Taylor Carter, Jr. also conveys any and all interest Centennial Properties may hold in subject property due to the date in the Quitclaim Deed from Centennial Properties to Centennial Construction, LLC being June 7, 2015 rather than June 7, 2016, the intended date for said Quitclaim Deed.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20011023-0115382;
- Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750, as amended in Instrument No. 20101116-0091730;
- Sewer and drainage easement of record in Instrument No. 20001030-0107214;
- Easement to United Telephone Company of record in Instrument No. 20020123-0009339;
- Easement for ingress and egress to cemetery of record in Instrument No. 20000203-0011193;
- HOA Charter of record in Instrument Nos. 20020123-0009417 and 20081219-0121385;
- Storm water detention agreement of record in Instrument Nos. 20010306-0021333, 20030226-0025749 and 20040927-0116009;
- Old Hickory Hills HOA Rules & Regulations of record in Instrument No. 20151229-0130686, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7031 Legacy Dr., Nashville, 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 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:T20160063124 DEEDWARR
Recvd: 07/22/16 10:08 2 pgs
Fees:13.00 Taxes:832.50

20160722-0075564

Witness my/our hand(s) this the ~~15th~~ 18th NK DAY OF JULY, 2016.

Centennial Construction, LLC, a Tennessee limited liability company

BY:_____
James Taylor Carter, Jr.
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Taylor Carter, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of Centennial Construction, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~15th~~ 18th NK day of July, 2016.

_____
Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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Nashville, TN 37212