This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P16-0667-D

BILL GARRETT, Davidson County
Trans:T20160072433 DEEDWARR
Recvd: 08/19/16 09:31 2 pgs
Fees:13.00 Taxes:1017.50
20160819-0086734

WARRANTY DEED

Address of New Owners:
Raymond M. Raines &
Donna J. Raines
7337 Middlebrook Circle
Nashville, TN 37221

Send Tax Bills To:
New Owners

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,
Christopher H. Duben and Jennifer O. Duben, husband and wife

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Raymond M. Raines and wife, Donna J. Raines

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. 120, on the Plan of Section Two, Lexington Point of record as Instrument No. 20010515-0049954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher H. Duben and Jennifer O. Duben, husband and wife by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, dated June 28, 2002 and of record in Instrument No. 20020702-0079515, in the Register's Office of Dickson County, Tennessee.

This property is subject to the right-of-way of Middlebrook Circle.

This property is subject to restrictions of record in Instrument No. 20001018-0103445; Instrument No. 20010522-0052909 and Instrument No. 20020214-0019754, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters shown on a plat of record in Plat Book I, Page 25 and Plat Book I, Page 121 and Instrument No. 20010515-0049954 as corrected by 20011214-0138239, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Charter and By-Laws of record in Instrument No. 20001020-0104424, in the Register's Office of Davidson County, Tennessee.

This property is subject to an easement in favor of N.C. & St. L Railroad of record in Book 513, Page 396, in the Register's Office of Davidson County, Tennessee.

This property is subject to an easement in favor of Tennessee Electric Power Company of record in Book 751, Page 375, in the Register's Office of Davidson County, Tennessee.

This property is subject to a TVA Easement of record in Book 4257, Page 647, in the Register's Office of Davidson County, Tennessee.

This property is subject to easements of record in favor of Harpeth Valley Utilities of record in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324, in the Register's Office of Davidson County, Tennessee.

This property is subject to an ingress/egress easement of record in Book 11669, Page 837, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 7337 Middlebrook Circle, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2016 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Witness our hands this the 18th day of August, 2016.

Christopher H. Duben

Jennifer O. Duben

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher H. Duben and wife, Jennifer O. Duben, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of August, 2016.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/12/18

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

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

Notary Public

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 3/20/20

Map/Parcel: 126150B225.00-CO