RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $170,000.00. Affiant Sworn to and subscribed before me this 18th day of August, 2016. Notary Public My Commission Expires: 3/6/18 (SEAL)

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

BILL GARRETT, Davidson County
Trans:T20160075661 DEEDWARR
Recvd: 08/30/16 11:41 2 pgs
Fees:13.00 Taxes:629.00
20160830-0090702

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Audrey R. Woodall and Jerry D. Dabbs 644 Hidden Hill Drive Hermitage, TN 37076-1703	same as new owner	076-05-0-097.00

This Indenture is made on the 18th day of August, 2016, by and between **JEREMY RABY, UNMARRIED** ("Grantor"), and **AUDREY R. WOODALL, A SINGLE WOMAN, AND JERRY D. DABBS, A SINGLE MAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Hidden Hill of record in Plat Book 4860, Page 43, 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 Jeremy Raby, unmarried by Warranty Deed from Michael L. Ray of record in Instrument No. 20130726-0078034 Register's Office for Davidson County, Tennessee, dated July 23, 2013 and recorded on July 26, 2013.

This is improved property known as 644 Hidden Hill Drive, Hermitage, TN 37076-1703.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2016 and subsequent years, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 4938, Page 337, in the Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 7720, Page 428, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 18th day of August, 2016.

GRANTOR:

Jeremy Raby

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JEREMY RABY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2016.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019