G#29730-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170045625 DEEDWARR
Recvd: 05/30/17 13:51 2 pgs
Fees: 13.00 Taxes: 832.50
20170530-0053445

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00**

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2017.

Notary Public

My commission expires: 9.12.17
(AFFIX SEAL)

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chad Raphael and Mary Ruth Raphael	**"New Owners"**	**14607007200**
1718 Overcheck Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Janice K. Austin, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad Raphael and Mary Ruth Raphael, husband and wife

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. 99 on the Plan of Section One, Revised, Crieve Hall Estates, as of record in Book 1835, Pages 122, 123 and 124, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Brian C. Austin and wife, Janice K. Austin, by Warranty Deed dated May 31, 1994, from Daniel Katz MacDonald and wife, Heather Mary MacDonald, of record in Book 9373, Page 546, Register's Office for Davidson County, Tennessee. The said Janice Lynne Koonce Austin and Brian Connely Austin having since divorced. The said Brian C. Austin conveyed his interest to Janice K. Austin by Quitclaim Deed dated July 11, 2013, of record in Instrument No. 20130715-

0073079, said Register's Office, pursuant to the terms of the Divorce Decree & Marital Dissolution Agreement, Civil Action No. 12D-1592, Circuit Court for Davidson County, Tennessee, dated July 9, 2013.

THE said Brian C. Austin being one and the same person as Brian Connely Austin. The said Janice K. Austin being one and the same person as Janice Lynne Koonce Austin and Janice Koonce Austin.

THIS instrument is being executed on behalf of Janice K. Austin pursuant to a Durable Power of Attorney of Janice Koonce Austin executed by her on the 11th day of July, 2013, of record in Instrument No 20170530-0053444 **, Register's Office for Davidson County, Tennessee.**

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 1835, Pages 122, 123 and 124, said Register's Office;

2) Restrictive Covenants contained in instrument of record in Book 2046, Page 88, and amended in Book 2396, Page 437, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **628 Barrywood Drive, Nashville, TN 37220**.

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 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 my/our hand(s) this 25th day of **May, 2017.**

Janice K. Austin

By Christopher Wade Austin, Attorney-in-Fact

Janice K. Austin
By Christopher Wade Austin, Attorney-In-Fact

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Christopher Wade Austin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Janice K. Austin,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Janice K. Austin** for the purpose therein contained, by signing the name of **Janice K. Austin** by himself as Attorney-In-Fact.

Witness my hand and official seal at New York, New York, this 25th day of **May, 2017.**

My Commission Expires: February 23, 2019

Notary Public

SAHIL KHERA, ESQ.
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02KH6319681
QUALIFIED IN NEW YORK COUNTY
COMMISSION EXPIRES FEB. 23, 2019