WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/17 09:20 2 pgs
Fees:13.00 Taxes:555.00
20170720-0073122

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of July, 2017.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
RFK Properties, LLC	New Owner	173-01-0-075.00
2479 Murfreesboro Road, Suite 341		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ann F. Spraggs (F/K/A Ann M. Frazier) and husband William R. Spraggs**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **RFK Properties, LLC, a Tennessee limited liability company**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 343 on the plan of Monte Carlo Estates, Section 1, of record in Plat Book 4675, Page 68, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann M. Frazier from Edwin E. Sanborn, Jr., and wife, Carlotta J. Sanborn by Warranty Deed on December 30, 1993, of record in Book 9211, Page 253, Register's Office for Davidson County, Tennessee. Further conveyed to Ann F. Spraggs (F/K/A Ann M. Frazier) and husband William R. Spraggs from Ann F. Spraggs F/K/A Ann M. Frazier by Quitclaim Deed on October 1, 2001, of record in Instrument Number 20011011-0110681, Register's Office for Davidson County Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4675, Page 68, Register's Office for Davidson County, Tennessee.

This is improved property known as: **218 Cedarview Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 14, 2017.

William Spraggs

William Spraggs

Ann Spraggs

Ann Spraggs

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ann F. Spraggs (F/K/A Ann M. Frazier) and husband William R. Spraggs** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 14, 2017

My commission expires 11-6-17

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JENNIFER R. PIERCE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021