WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF NOVEMBER, 2017, Notary Public MY COMMISSION EXPIRES: 6/19/18 (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mary Rachael Meurrier and Nicholas Meurrier	new owner	172 01 0 012.00
(NAME)	(NAME)	
5808 Abbott Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ninety-Three Thousand Five Hundred And No/100 Dollars ($393,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Joseph L. Raker and Rachel A. Raker, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Rachael Meurrier and Nicholas Meurrier, wife and husband**, 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 37, Section 3, The Highlands, as shown on plat of record in Plat Book 5050, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Beckett and Augustin A. Montelto, both unmarried by Warranty Deed from H. Fred Blankenship and wife, June W. Blankenship dated December 02, 2002 and recorded December 06, 2002 as Instrument No. 20021206-0150811, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Beckett and wife, Elizabeth Beckett by Quitclaim Deed from Augustin A. Montelto dated September 11, 2007 and recorded September 26, 2007 as Instrument No. 20070926-0114841, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Joseph L. Raker and Rachel A. Raker, Husband and Wife by Warranty Deed from Matthew Beckett and Elizabeth Beckett, Husband and Wife dated April 22, 2016

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Bill Garrett Davidson County
Batch# 32586 **DEEDWARR**
12/04/2017 09:55:43 AM 2 pgs
Fees: $13.00 Taxes: $1,455.95



20171204-0123201

and recorded April 25, 2016 as Instrument No. 20160425-0039856, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5808 Abbott Ct., Nashville, TN 37211

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, 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, has 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 30th day of November, 2017

Joseph L. Raker

Rachel A. Raker

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joseph L. Raker and Rachel A. Raker, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



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