Bill Garrett Davidson County
Batch# 128008 DEEDWARR
08/13/2018 11:05:00 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180813-0079584

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $230,000.00.

Affiant

Subscribed and sworn before me this the 10th day of August, 2018.

Notary Public
My commission expires: 2/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
109 Rachels Trail LLC 109 & 111 Rachels Trail Court Hermitage, TN 37076	New Owner	075-07-0 203.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER DOUGHTY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to 109 RACHELS TRAIL LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Revision of Lots 5, 9, 15, 19, 22, 26, 28, 36, 44, 47, 63, 66, 70, 74, 78 and 102, Rachel's Square, Section One & Two, of record in Plat Book 6250, Page 538-543, Register's Office for said County, to which plan reference is hereby made for a more complete description. Rachel's Square, Section II, is now commonly known as Colony Downs, as specified in the Instrument of record in Book 8030, Page 757, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Doughty by deed from Lila Faye Baker, dated 10/18/2010, of record in Instrument No. 20101020-0083838, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 109 & 111 Rachels Trail Court, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of August, 2018.

Christopher Doughty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher Doughty, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of August, 2018.

My commission expires: 9/10/18

Notary Public

