Bill Garrett Davidson County
Batch# 129797 DEEDWARR
08/16/2018 12:02:13 PM 2 pgs
Fees: $13.00 Taxes: $3,079.14
20180816-0081323

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan Russell Raybould and Brooke Ila Raybould, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Alan Davis and Sharon Davis, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land situated in Davidson County, Tennessee, being Unit No. A on the Plan of Vaulx Lane Commons, a Townhouse Planned Unit Development having been established by the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150729-0074347, as amended in Instrument No. 20161213-0130852, 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 Ryan Russell Raybould and Brooke Ila Raybould, husband and wife by Warranty deed from TN Coolyst Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161213-0130853 Register's Office for Davidson County, Tennessee, dated December 07, 2016 and recorded on December 13, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2909 Vaulx Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of August, 2018.

Ryan Russell Raybould

Brooke Ila Raybould

State of Tennessee)
County of Davidson)

On this 14th day of August, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ryan Russell Raybould and Brooke Ila Raybould, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 832,200.00.

Affiant

Sworn and subscribed before me on this the 14th day of August, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

NEW OWNER:
Jeffrey Alan Davis
2909 Vaulx Lane
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
118-06-0N-001.00-CO