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This instrument prepared by:
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339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #24241.2018

Karen Y Johnson Davidson County
Batch# 155119 DEEDWARR
10/30/2018 12:05:45 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20181030-0107354

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Aaron Rayburn Lauren Rayburn 1306-B Pennock Avenue Nashville, TN 37207	Capital Bank 2002 Richard Jones Rd Ste 300A Nashville TN 37215	071 15 0 162.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, John R. Lindahl, Jr., a married man**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Aaron Rayburn and Lauren Rayburn, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being more particularly described as follows:

All that certain parcel of land situated in the County of Davidson, State of Tennessee and being known and designated as Lot No. 278 on the Plat of the Highlands Land Company's Subdivision of record in Book 421, Page 14, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more accurate legal description of said lot.

Being the same property conveyed to John R. Lindahl, Jr. by Deed dated November 15, 2016 from Kevin O'Neill by Deed and being of record in Instrument Number 20161123-0123781, Register's Office of Davidson County, Tennessee.

** The subject property is not the principal place of residence of the Grantor, the Grantor's spouse, or any minor children of the Grantor.

SUBJECT TO THE FOLLOWING:

1. 2018 property taxes are a lien and are now due and payable and are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plat of record in Book 421, Page 14, said Register's Office.
5. Declaraton of Cross Easements of record in Instrument Number 20171025-0109424, said Register's Office.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my 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.

This property is known as: 1306-B Pennock Avenue, Nashville, Tennessee 37207

Executed on this 24th day of October, 2018.

John R. Lindahl, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, John R. Lindahl, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand on this 24th day of October, 2018.

Notary Public

My Commission Expires: 8-7-22

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $359,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, on this 24th day of October, 2018.

Notary Public

My Commission Expires: 3/8/22