Karen Y Johnson Davidson County
Batch# 169706 DEEDWARR
12/03/2018 03:40:10 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20181203-0117860

Warranty Deed

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Rebecca Elizabeth Rabon Affiant Subscribed and sworn to before me, this the 30th day of November, 2018. Notary Public My commission expires: 5/3/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rebecca Elizabeth Rabon Spencer David Rabon	Legacy Home Loans LLC	
909 Drummond Drive	4004 Hillsboro Pike Ste. 216 B	11916004200
Nashville, TN 37211	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **J. H. CUNDIFF JR. AND ANGIE DEE CUNDIFF, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA ELIZABETH RABON AND SPENCER DAVID RABON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 138 on the Plan of Battlewood, Section 2 of record in Plat Book 1835, Page 95 and 96, 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 James H. Cundiff and wife, Lou C. Cundiff by Warranty deed from B&J Homes, a partnership composed of Raymond L. Blair and A. Warren Jackson of record in Book 2106, page 25, Register's Office for Davidson County, Tennessee, dated January 9, 1953 and recorded on January 12, 1953. James H. Cundiff having since died leaving wife, Lou C. Cundiff.

Being the same property conveyed to J. H. Cundiff, Jr. and Angie Dee Cundiff, a married couple by Quitclaim deed from Lou C. Cundiff of record in Instrument No. 20180306-0021003, Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on March 6, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 909 Drummond Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of November, 2018.

J. H. Cundiff Jr.

Angie Dee Cundiff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. H. Cundiff Jr. and Angie Dee Cundiff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022