Karen Y Johnson Davidson County
Batch# 175173 DEEDWARR
12/18/2018 10:18:22 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20181218-0122800

WARRANTY DEED

Kaitelyn Taylor Notary Public State of Tennessee Rutherford County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 2018

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11/17/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Melanie A. Harrell 5056 English Village Drive Nashville, Tennessee 37211	JP Morgan Chase Bank 700 Kansas Lane Monroe, LA 71203	GROUP 10 0A PARCEL 110.00

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, we,

Alexander Rabbot and Amalia Rabbot, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Melanie A. Harrell and Niklas Laabs, a married couple
As tenants in common with rights of survivorship

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:

BEING Lot No. 178 on the land of Villages of Brentwood, a Planned Unit Development, Phase Two, of record in Plat Book 6250, Page 169, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alexander Rabbot and ~~elizabeth~~ * Amalia Rabbot, husband and wife, by deed from George P. Maddox and Elizabeth L. Maddox, F/K/A Elizabeth L. Ross, husband and wife, dated July 31, 2006, of record in Instrument No. 20060802-0094029, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5056 English Village Drive, Nashville, Tennessee 37211.**
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 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, have 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 my hand and official seal at office this 14th day of December, 2018.

Alexander Rabbot by Rachel Hardaway its attorney in fact
Alexander Rabbot, by Rachel Hardaway, as attorney-in-fact

Amalia Rabbot by Rachel Hardaway its attorney in fact
Amalia Rabbot, by Rachel Hardaway, as attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this 14, day of December, 2018, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Rachel Hardaway, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Alexander Rabbot, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Alexander Rabbot.

Power of Attorney recorded in Instrument No. 20181218-0122799 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 14 day of December, 2018.

My Commission Expires: 2-25-19

NOTARY PUBLIC

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 14, day of December, 2018, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Rachel Hardaway, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Amalia Rabbot, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Amalia Rabbot.

Power of Attorney recorded in Instrument No. 20181218-0122798 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 14 day of December, 2018.

My Commission Expires: 2-25-19

NOTARY PUBLIC

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

~~PLEASE RETURN TO~~:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Return TO:
Regal Title, LLC
316 W Main St.
Murfreesboro, TN 37130