Karen Johnson Davidson County
Batch# 184674 DEEDWARR
01/16/2019 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,075.70
20190116-0004578

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 18121876

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $561,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2019.

Notary Public
My Commission Expires: 03/21/2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lisa Mastrianni	New Owner	Tax Parcel ID No.
517 Fatherland Street		082-16-0-218.00
Nashville TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin Kraft Raybin and Sarah Yusuf Raybin, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lisa Mastrianni**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Zollicoffer's Addition to Edgefield, of record in Plat Book 19, page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BENJAMIN KRAFT RAYBIN and SARAH YUSUF RAYBIN, husband and wife, by deed from BARBARA J. ANDREWS, of record in Instrument No. 20140702-0058270, dated July 1, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 082-16-0-218.00.

Matters shown on the Plan of record in Book 19, page 162, said Register's Office.

This is improved property located at 517 Fatherland Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2019.

Benjamin Kraft Raybin

Sarah Yusuf Raybin by Benjamin Kraft Raybin, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Kraft Raybin, 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, and who further acknowledged that he is the Attorney-in-Fact for Sarah Yusuf Raybin and that he is authorized by Sarah Yusuf Raybin to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of January, 2019.

Notary Public

My Commission Expires: 07/09/2022

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03/21/2022

Notary's Seal:

