THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
Bradley T. Bald, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $271,000.00 Affiant Subscribed and sworn to before me, this 31 day of January, 2019. Notary Public My Commission Expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 190464 DEEDWARR
01/31/2019 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20190131-0009464

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Christopher Rafetto and Chelsea Rafetto 912 Emmett Avenue Nashville, TN 37206	New Owner	Tax Parcel ID No. 083-01-0-443.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CYNTHIA M. MAIER, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey **CHRISTOPHER RAFETTO AND CHELSEA RAFETTO, HUSBAND AND WIFE,** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Sumner County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3-A, Zone Lot Division of Lots 1, 2, and 3 on the Plan of Granada Place, Section 2, of record in Plat Book 6200, page 157, amending Plat Book 4660, page 197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CYNTHIA M. MAIER, UNMARRIED WOMAN, by deed from DEBORAH P. DAVIS AND CORBIN B. DAVIS, HUSBAND AND WIFE, of record in Instrument No. 20150819-0083384, dated August 17, 2015, said Register's Office.

This is improved property commonly known as: **910 Emmett Avenue, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that she has 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 bind herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their 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, Grantors have executed this instrument on this 31 day of January, 2019.

Cynthia Maier

CYNTHIA M. MAIER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CYNTHIA M. MAIER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of January, 2019

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Elizabeth Preston, 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 according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09/07/2020