WARRANTY DEED

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

J-DTN-19-111-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: ___ (AF

Karen Johnson Davidson County
Batch# 190943 **DEEDWARR**
02/01/2019 01:33:00 PM 2 pgs
Fees: $13.00 Taxes: $397.75

20190201-0009858

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Middle Tennessee Property Group LLC	**New Owner**	
(NAME)	(NAME)	**43-16-32.00**
201 Holly Lane		
(ADDRESS)	(ADDRESS)	
White House, TN 37188		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIANE RABAGO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIDDLE TENNESSEE PROPERTY GROUP LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 29 and the northerly y 16 feet of Lot 30 of Block A, on the unrecorded portion of Myatt Myatt and Eagan Subdivision of the West Part of Tract 9 and all of Tract 8 of the Anderson Land Improvement Company's Subdivision described as follows:

Beginning at a point on the southwesterly margin of Vandiver Drive, at the common corner of Lots 28 and 29; thence with the line between said lots, southwesterly 163.1 feet to a point; thence southeasterly 67.2 feet to a point which is 16 feet southerly from the common corner of Lots 29 and 30; thence easterly 179 feet, more or less, to the westerly margin of Vandiver Drive; said point being 16 feet south of the common corner of Lots 29 and 30; thence with the margin of said drive, northerly 66 feet to the point of beginning.

Being the same property conveyed to Diane Rabago by Quitclaim Deed from Diane Rabago, Executor of the Estate of Ramon Morales, recorded August 19, 2015 in Instrument No. 20150819-0083765, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray Morales, a married man, by Special Warranty Deed from Household Financial Center, Inc., recorded January 8, 2013 in Instrument No. 20130108-0002381, Register's Office for Davidson County, Tennessee. The said Ray Morales (aka Ramon Morales) having since died testate on August 1, 2015 and whose probate estate was administered in the Probate Court for Davidson County, Tennessee, under Docket No. 15P-1352; and said property was devised to Diane Yvette Rabago. Letters Testamentary were issued to Diane Yvette Rabago on August 14, 2015 naming her the Executrix of the Estate of Ramon Ragago.

**Said property is not the principal residence of the grantor.

This conveyance is subject to:

- Subject to 2019 Property Taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **111 Vandiver Drive, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF JANUARY, 2019.

Diane Rabago by John Gleaves, 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, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DIANE RABAGO, and who acknowledged he/she/they executed the same as the free act and deed of the said DIANE RABAGO.

Witness my hand and official seal, this the 30th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212