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| THIS INSTRUMENT PREPARED BY:<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34617-01-2019** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $422,500.00.<br>Affiant<br>Subscribed and sworn to before me this 1st day of February, 2019.<br>Notary Public<br>My Commission Expires: |
|---|---|

SHELLEY POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 8, 2022

# WARRANTY DEED

| **Address New Owner:**<br>Kenneth Raber & Linda Raber<br>211 Bellevue Road<br>Nashville, TN 37221 | **Send Tax Bills To:**<br>OWNER | **Tax Information:**<br>Map and Parcel No.:<br>142 15 0 114 00 |
|---|---|---|

**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, **Van Hoang** and husband Jacob Hernandez Tapia, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Van Hoang ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Linda Raber and Kenneth Raber, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 211 Bellevue Road, Nashville, TN 37221.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 191981 **DEEDWARR**
02/05/2019 11:16:31 AM 3 pgs
Fees: $18.00 Taxes: $1,563.25

20190205-0010966

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 1st day of February, 2019.

Van Hoang

Jacob H Tapia

Jacob Hernandez Tapia

Jacob Hernandez Tapia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Van Hoang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob Hernandez Tapia, 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.

Witness my hand, at office, this 1st day of February, 2019.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot Two Hulan Heights and Resubdivision of Lot 2 of The Resubdivision of Lot One Westside Cumberland Presbyterian Subdivision as of record in Instrument No. 20051027-0130029, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Van Hoang by deed dated July 31, 2012 from Milton G. Bartley and wife, Sara Bartley of record in Instrument No. 20120802-0068528, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 142 15 0 114 00.
2. All matters appearing on the Plan of record as Instrument No. 20051027-0130029, Register's Office for DAVIDSON County, Tennessee.
3. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20050210-0015695, Instrument No. 20070514-0057418, Instrument No. 20050210-0015694 and Instrument No. 20070514-0057417, Register's Office for DAVIDSON County, Tennessee.
4. Utility and Drainage Easement as shown on the Plan of record in Instrument No, 20040808-0092213, Register's Office for Davidson County, Tennessee.