WARRANTY DEED

Karen Johnson Davidson County
Batch# 245055 DEEDWARR
06/18/2019 11:38:56 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20190618-0058594

TONJA COX NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE MY COMMISSION EXPIRES

State of Tennessee
County of

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.** Ashley Hall
Affiant

Subscribed and sworn to before me, this the ~~14th~~ day of June, 2019.

Notary Public

My commission expires: 3/31/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steven Raybon **Emily Raybon**	Steven Raybon Emily Raybon	**Map072-14-0-4A Parcel 001.00co**
1715 Straightway Avenue	1715 Straightway Avenue	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael A. Koban, III and Dawn Prince, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Raybon and Emily Raybon, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. 1715-A, Cottages at 1715 Straightway, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions, By-Laws and Attorneys Opinion for Cottages at 1715 Straightway, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150507-0041773, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20150520-0046508, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Michael A. Koban, III and Dawn M. Prince, husband and wife, by Deed dated January 7, 2016 from Cam Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20160108-0002215, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan as shown on Exhibit "C" of the Declaration of record in Instrument No. 20150520-0046508, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions, By-Laws and Attorneys Opinion for Cottages at 1715 Straightway, of record in Instrument No. 20150507-0041773, Register's Office for Davidson County, Tennessee. (3) All matters as shown on the Plan of record in Book 843, Page 94, said Register's Office. (4) Charter of Cottages at 1715 Straightway Homeowners' Association, Inc., of record in Instrument No. 20150520-0046508, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **1715 Straightway Avenue, Nashville, TN 37206**

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 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/our hand(s) this **14th** day of **June, 2019.**

Michael A. Koban, III

Dawn Prince

Dawn Prince

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael A. Koban, III and Dawn Prince,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **June, 2019.**

Notary Public

My Commission Expires: 1/17/21

