Karen Johnson Davidson County
Batch# 250530 DEEDWARR
07/01/2019 08:33:30 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20190701-0063317

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2019.

Notary Public

My commission expires: 2/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Aubrey D. Hine	New Owner	060-11-0B-074.00-CO
717 Cottage Park Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Abby Raber, an unmarried woman

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Aubrey D. Hine, an unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson, County, Tennessee being Unit 74, Cottage Park, A Horizontal Property Regime With Private Elements, as Established by Declaration of Covenants, Conditions And Restrictions, as Shown on Plat of record in Instrument No. 20151203-0122006, as Amended in Instrument No. 20160126-0007567 and Instrument No.20160928\emdash 0102452 in the Register's Of\u64257?ce of Davidson County, Tennessee, to Which Plat Reference is Hereby Made for a More Particular Description of Said
Property.

Being the same property conveyed to Abby Raber, an unmarried woman by Warranty deed from D225, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161230-0137584 Register's Office for Davidson County, Tennessee, dated December 28, 2016 and recorded on December 30, 2016.

This is **improved** property known as **717 Cottage Park Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of June, 2019.

Abby Raber

Abby Raber

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Abby Raber, the bargainor(s), 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, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 27th day of June, 2019.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 19-000251-525