Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 251018 **DEEDWARR**
07/01/2019 12:48:04 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20190701-0063748

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $310,000.00.

Affiant

Subscribed and sworn before me this the 26th day of June, 2019.

Notary Public
My commission expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Earl Raby	New Owner	117-07-0B 306.00
108 Huron Cove		
Madison, AL 35758		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KYLE BENDER AND LINDSEY BENDER, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DAVID EARL RABY AND SHEILA ANNE RABY, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 306 as shown on the Plat of The Claridge, of record in Book 5800, Page 63, Register's Office for Davidson County, Tennessee, together with the Storage Room S-16 and Garage G-12 as shown on said Plat, together with an undivided interest in the common elements of The Claridge Homeowner's Association as described in Master Deed of record in Book 5896, Page 607, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kyle Bender by deed from Jason B. Casey, unmarried, dated 01/07/2014, of record in Instrument No. 20140114-0003801, said Register's Office.

The said Kyle Bender having since married Lindsey Bender. Lindsey Bender joins in this conveyance to convey any interest that she may have in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3196 Hillsboro Pike, Nashville, TN 37215.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26th day of June, 2019.

Kyle Bender

Lindsey Bender

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kyle Bender and Lindsey Bender**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY