THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190922548

Karen Johnson Davidson County
Batch# 297869 **DEEDWARR**
10/09/2019 08:36:53 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20191009-0103299

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Diane W. Briggs
Affiant

Subscribed and sworn to before me, this 4th day of October, 2019.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KATE ROSENTHAL JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Diane W. Briggs and James Howard Briggs 228 Payson Court Nashville TN 37211	New Owner	Tax Parcel ID No. 172-04-0A-099.00 CO

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, **Karen Raub and Charles Raub, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Diane W. Briggs and James Howard Briggs, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 89, as shown on the map entitled Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20010920-0101749, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KAREN RAUB AND CHARLES RAUB, WIFE AND HUSBAND, by deed from THOMAS L. TILLERY AND ANN T. TILLERY, HUSBAND AND WIFE, of record in Instrument No. 20140521-0043851, dated May 14, 2014, said Register's Office.

This is property known as 228 Payson Ct, Nashville, TN 37211.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 172-04-0A-099.00 CO.

Matters shown on the Plan of record in Instrument No. 20010920-0101749, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11189, page 612 , Book 11356, page 815 , Book 11629, page 906 , Instrument No. 20020722-0087704, Instrument No. 20021121-0144877 and Instrument No. 20150414-0032628 , said Register's Office.

Sanitary Sewer Easement of record in Book 7461, page 773 and Book 7461, page 805, said Register's Office.

Access Easement of record in Book 11189, page 612, said Register's Office.
Easement in favor of BellSouth of record in Book 11608, page 467, said Register's Office.

This is improved property located at 228 Payson Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2019.

Karen Raub
Karen Raub

Charles Raub
Charles Raub

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen Raub and Charles Raub, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022