Karen Johnson Davidson County
Batch# 308643 DEEDWARR
10/30/2019 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20191030-0111639

Warranty Deed

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEP 02 2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $110,000.00. Affiant Subscribed and sworn to before me, this the 28th day of October, 2019. Notary Public My commission expires: 9-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brandon Thornberry	NEW OWNER	04311003100
718 McFerrin Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DIANE RABAGO, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON THORNBERRY, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BK

A certain tract of land or parcel of land in the Civil District of Davidson County, Tennessee, and being Lot No. 68 of an unrecorded plan of Tracts 1 and 13 of Anderson Estates, described according to a survey of said unrecorded plan made by Anderson McGee Surveyors, August 5, 1945, as follows:

Beginning at a point in the easterly margin of McArthur Drive, being the common corner of Lots Nos. 67 and 68 of said unrecorded plan; thence southerly along the easterly margin of McArthur Drive 65 feet to the corner of Lot Nos. 68 and 60; thence easterly with the dividing line between two lots and parallel with the southerly margin of Roosevelt Avenue 136 feet to the common corner of Lots Nos. 32, 33, 68, and 69; thence northerly with the dividing line between Lots Nos. 63 and 68, and parallel with McArthur Drive, 63 feet to the common corner of Lots Nos. 33, 34, 67, and 68 of said unrecorded plan; thence westerly with the dividing line between Lots Nos. 67, and 68 and parallel with Roosevelt Drive, 136 feet to the easterly margin of McArthur Drive, the point of beginning.

Being the same property conveyed to Ray Morales, unmarried by Warranty deed from Arthur C. Spain and wife, Dottie C. Spain of record in Instrument No. 20100830-0068733 Register's Office for Davidson County, Tennessee, dated August 17, 2010 and recorded on August 30, 2010.

Ramon Morales died August 1, 2015, leaving the property to his heir Diane Yvette Rabago in his Will probated at Docket No. 15P1352 in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Diane Rabago by Quitclaim deed from Diane Rabago, Executor of the Estate of Ramon Morales of record in Instrument No. 20150819-0083766 Register's Office for Davidson County, Tennessee, dated August 19, 2015 and recorded on August 19, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 221 McArthur Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of October, 2019.

Rabago
Diane Rabago

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Diane Rabago, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of October, 2019.

Cynthia Marin
Notary Public

My Commission Expires: October 25, 2021

CYNTHIA MARIN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3724-1
My Appt. Expires October 25, 2021

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022