Karen Johnson Davidson County
Batch# 338739 DEEDWARR
01/06/2020 09:29:24 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20200106-0001331

3

WARRANTY DEED

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

(Affiant)

Sworn to and subscribed before me this 3 day of January, 2020.

Notary Public

My commission expires: March 3 2020

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Eloise Ann Taylor (NAME)	**NEW OWNER** (NAME)	**143-02-0B-034.00-CO**
770 Harpeth Trace Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Inge Raybin, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eloise Ann Taylor, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee being Unit No. 34 on the Plan of Treetops at Harpeth Trace, a Planned Unit Development, of record in Book 5200, Page 775, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by this reference thereto.

BEING part of the same property conveyed to INGE RAYBIN, A SINGLE PERSON, by deed from ANN P. KAISER, A SINGLE PERSON, of record in Book 8683, Page 416, Register's Office for Davidson County, Tennessee. THE said Inge Raybin is A/K/A Ingeborg Raybin.

THIS instrument is being executed in behalf of **INGE RAYBIN** pursuant to a Power of Attorney executed by same on the 20th day of November, 2019, and being filed for record in Instrument No. 20200106-0001330, and being recorded simultaneously herewith.

THIS Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws contained in instruments of record in Book 6287, Page 417, as amended in Instrument No. 20150622-0059531, and in Instrument No. 20180806-0077253, Register's Office for Davidson County, Tennessee.; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property also known as 770 Harpeth Trace Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of January, 2020.

Inge Raybin

By: _____
David Raybin, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of January, 2020, before me personally appeared DAVID RAYBIN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of INGE RAYBIN, and acknowledged that he executed the same as the free act and deed of the said INGE RAYBIN.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of January, 2020.

My Commission Expires: 5/2/22

_____
Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022