WARRANTY DEED

Karen Johnson Davidson County
Batch# 372361 DEEDWARR
03/13/2020 03:06:09 PM 2 pgs
Fees: $13.00 Taxes: $1,359.75

20200313-0028371

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF March, 20 20

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne K. White	new owner	
(NAME) 9592 S Queensciffe Ct	(NAME)	141150D20700CO
(ADDRESS) Highlands Ranch, CA	(ADDRESS) 80130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kevin Rabb, a married man**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeanne K. White, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 207, Phase III-B, "Sheffield" on the Harpeth, as shown on plat of record in Plat Book 7900, Page 443, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin Rabb by virtue of that certain Quit Claim Deed dated February 24, 2017, and being of record at Instrument No. 201702240018880, in the amount $.00 in the Register's Office of Davidson County, Tennessee.

Being previously covneyed to Kevin Rabb and Kandra Rabb by virtue of that certain Warranty Deed dated September 6, 2013, and being of record at Instrument No. 20130913-0096881 in the Register's Office of Davidson County, Tennessee. Kandra Rabb, the spouse of Kevin Rabb, joins in this conveyance to convey any and all marital rights she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 7900, Page 443, Book 6925, Page 900, Book 7145, Page 954, Book 8276, Page 238, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806, Book 7145, Page 964 and Book 8146, Page 463, in the said Register's Office, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 8205 Londonberry Rd. Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-TVC-20-8205

Witness my hand this 9th day of March, 2020.

Kevin Rabb

Kandra Rabb

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kevin Rabb and Kandra Rabb**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of March, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021