Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

39-B
File #20-1621

Karen Johnson Davidson County
Batch# 528069 DEEDWARR
12/09/2020 11:14:22 AM 2 pgs
Fees: $13.00 Taxes: $2,811.63

20201209-0143584

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Raymond Estepp, a single man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Raybon and Courtney Raybon, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 3, of Belle Post, established pursuant to the provisions of the Horizontal Property Act (Tennessee Code Annotated Section 66-27-101 et seq.) and the provisions of the Declaration of Covenants, Conditions and Restrictions for Belle Post of record in Instrument No. 20151109-0113732, as amended in the First Amendment to Declaration of Covenants, Conditions and Restrictions for Belle Post of record in Instrument No. 20151230-0131083, Second Amendment of record in Instrument No. 20160115-0004321, Third Amendment in Instrument No. 20160509-0045637 and Fourth Amendment of record in Instrument 20160720-0074834, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto (collectively the "Declaration") to which Declaration reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Raymond Estepp, a single man by deed from West End Circle Properties, a General Partnership, dared May 12, 2019, of record in Inst No. 20190520-0047512, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to West End Circle Properties, a general partnership, by Special Warranty Deed from Michael A. Zoretic and wife, Nancy O. Zoretic and their son, Joe T. Zoretic, of record in Instrument No. 20140327-0025025, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6040 Sedberry Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
William Raybon
6040 Sedberry Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
116-13-0F-003.00

WITNESS THE EXECUTION HEREOF this 8th day of December, 2020.

Raymond Estepp

State of Tennessee)
County of Davidson)

On this 8th day of December, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Raymond Estepp, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22



State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 759,900.00.**

Affiant

Sworn and subscribed before me on this the 8th day of December, 2020.

Notary Public

My Commission Expires: 3/29/22

