(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/05 15:48 2 pgs
Fees:13.00 Taxes:1128.13

20050725-0086398

20814

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF July, 2005.

(Affix Seal) Notary Public

My Commission Expires: 05/02/2009

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and ~~PLEASE RETURN TO~~:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Justin M. Sexton and wife, Tiffany T. Sexton	Same	
7156 Holt Run Road		180-03-0-A 117.00
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL T. RAUTER AND WIFE, GRETCHEN E. RAUTER, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto JUSTIN M. SEXTON AND WIFE, TIFFANY T. SEXTON, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53, a planned unit development, on the Plan of Stone Creek Park, Section 3, of record in Book 9700, page 266, amended in Book 9700, page 956, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Daniel T. Rauter and wife, Gretchen E. Rauter by Warranty Deed from Drees Premier Homes, Inc. f/k/a Preferred Collection, Inc., a Ohio corporation of record in Instrument No. 20020806-0094493, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2005 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 180-03-O-A 117.00 CO.
b. All matters appearing on the Plan of Stone Creek Park, Section 3 of record in Plat Book 9700, page 266 as amended in Plat Book 9700, page 956, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020722-0087705, Register's Office for Davidson County, Tennessee.
d. Easement for water of record in Book 6218, page 199 and Book 6068, page 119, Register's Office for Davidson County, Tennessee.
e. Easement for encroachment of record in Book 10487, page 632 and Book 10716, page 596, Register's Office for Davidson County, Tennessee.
f. Charter of record in Book 10324, page 358, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 7156 Holt Run Road, Nashville, Tennessee 37211.

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), their heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 12th day of July, 2005:

Daniel T. Rauter

Gretchen E. Rauter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named DANIEL T. RAUTER AND WIFE, GRETCHEN E. RAUTER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 12th day of July, 2005.

Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY