WARRANTY DEED

Return to: First Title and Escrow Co.
File Number 24557 Box 9B

Davidson County DEEDWARR
Recvd: 08/10/05 14:03 2 pg:
Fees:13.00 Taxes:5735.00

20050810-0094917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,550,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **4TH DAY OF AUGUST, 2005.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2009**. (AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Esquire Title and Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD A. RAPPUHN	EDWARD A. RAPPUHN	**116-2-B-25CO**
(NAME) **5038 HILL PLACE DRIVE**	(NAME) 5038 HILL PLACE DRIVE	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS) NASHVILLE, TN 37205	
(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, WE, **VICTOR DONISI AND WIFE, LINDA DONISI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD A. RAPPUHN and TERRY ALLISON RAPPUHN, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee being Lot No. 30 on the Final Plat of Hill Place, of record in Plat Book 7900, Page 913, and Pages 923-932 (at page 930) as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, and further amended by Surveyor's Certificate of Correction in Book 10058, Page 112, all in the Register's Office for Davidson County, Tennessee to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to Victor Donisi and wife, Linda Donisi by deed from Burton W. Rice and wife Judith W. Rice of record in Book 11101, Page 582, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **5038 HILL PLACE DRIVE, NASHVILLE, TN 37205**

(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.

Witness **our hands** this **4th day of August, 2005.**

VICTOR DONISI

LINDA DONISI

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **VICTOR DONISI AND WIFE, LINDA DONISI** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **4th day of August, 2005**.

Commission expires: **May 23, 2009**

I. Dyke Tatum Notary Public

