File No. 260302169

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Daniel Rauso
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 4/2/07
(AFFIX SEAL)

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 04/24/06 08:07 2 pgs
Fees:13.00 Taxes:999.00
20060424-0046202

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Rauso		Map & Parcel 19-104.05-0-197.00
(NAME)	(NAME)	
~~3719 Meadowbrook Avenue~~ PO Box 41841	P.O Box 41841	
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37205~~ Nashville TN 37204	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Tommye Beasley**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Rauso**, an unmarried person, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 432, RICHLAND REALTY CO'S DIVISION "C", as shown by plat of record in Plat Book 421, Page 31, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lewis Thurman Beasley (now deceased) and wife, Tommye Beasley by deed from Irving Bursack and wife, Blanche E. Bursack of record in Book 1782, page 314, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3719 Meadowbrook Avenue, 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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 21st day of April, 2006.

X Tommye Beasley By
Tommye Beasley by Gerald T. Beasley attorney in fact

Gerald T. Beasley attorney in fact

STATE OF New Mexico
COUNTY OF Sandoval

On this the 21st day of April, 2006, before me personally appeared Gerald T. Beasley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tommye Beasley, and who acknowledged that Gerald T. Beasley executed the same as the free act and deed of the said Tommye Beasley by virtue of that Power of Attorney, duly executed by the said Tommye Beasley and appearing of record in Instrument Number 20041210-0147460, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Bank of Albuquerque Sandoval, P.O. Rancho this 21st day of April, 2006.

My Commission Expires: June 29, 2007

Notary Public

File Number: 260302169
RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

OFFICIAL SEAL
SCOTT SWANSON
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: June 29, 2007

Power of Atty of record in Instrument No 20041210-0147460