# WARRANTY DEED

JILL CONNORS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$245,000.00**

Daniel Rauso
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2007.

Jill Connors
Notary Public

MY COMMISSION EXPIRES: 7-19-08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: **Daniel Rauso** | SEND TAX BILLS TO: DANIEL RAUSO | MAP-PARCEL NUMBERS **132-1-199** |
|---|---|---|
| (NAME) **4112 Outer Drive** | (NAME) P.O. BOX 41841 | |
| (ADDRESS) **Nashville, TN 37204** | (ADDRESS) NASHVILLE, TN 37204 | |
| (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, **John B. Hooker and wife, Dixie Hooker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Rauso**, 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:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Rolling Meadows, of record in Book 1424, Pages 98 and 99, Register's Office for said County.

SAID Lot No. 15 fronts 100.0 feet on the southeasterly margin of Outer Drive and extends back 213.2 feet on the northeasterly line and 210.0 feet on the southwesterly line to a dead line in the rear, measuring 135 feet thereon.

BEING the same property conveyed to John B. Hooker and wife, Dixie Hooker by deed from Scott Saulsbury and spouse, Sherry Willis of record in Book 10542, Page 325, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **4112 Outer Drive, Nashville, TN 37204**
(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 27th day of August, 2007.

Davidson County DEEDWARR
Recvd: 08/28/07 08:49 2 pgs
Fees:13.00 Taxes:906.50
20070828-0102864

John B. Hooker
John B. Hooker

Dixie Hooker
Dixie Hooker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Hooker and wife, Dixie Hooker, the bargainors, 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 Nashville, Tennessee this 27 DAY OF AUGUST, 2007.

Commission expires: 7-19-08

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

JuConnors

Notary Public