WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$499,200.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 5, 2011

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:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Rawls **Adrianne Rawls**	**SAME**	**104-10-77**
(NAME) **336 Chesterfield Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **Teresa C. Standard, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Rawls and Adrianne Rawls, 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:

Being Lot No. 40 on the Plan of Bransford Realty Company's West End Heights Subdivision, of record in Book 332, Pages 124 and 125, Register's office for said County, as follows:

Said Lot No. 40 fronts 60 feet on the easterly side of Chesterfield Avenue and extends back 205 feet on the southerly line and 199.6 feet on the northerly line to an alley and shows 50 feet on said alley.

Being the same property conveyed to Teresa C. Standard, unmarried by deed dated December 1, 2004 from Robert V. Price and wife, Patricia G. Davies of record in Instrument No. 20041207-0145859, said Register's office.

unimproved ☐

This is improved ☒ property, known as **336 Chesterfield Avenue, Nashville, TN 37212**

(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 my hand this 14th day of March, 2008.

Teresa C. Standard

Davidson County DEEDWARR
Recvd: 03/24/08 08:46 2 pgs
Fees:13.00 Taxes:1847.04

20080324-0028547

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 Teresa C. Standard, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged thatshe executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14TH DAY OF MARCH, 2008.

Commission expires: 7/05/2011

Shannon Philbin Notary Public



My Commission Expires JULY 5, 2011