File No. 280300624

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2008.

Notary Public

My Commission Expires: 1-10-10

(AFFIX SEAL)

MELANIE D. DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires January 10, 2010

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/16/08 11:11 2 pgs
Fees:13.00 Taxes:1424.50

20080416-0038442

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Thomas	Same as new owner	132-01-0-199.00
(NAME)	(NAME)	
4112 Outer Drive		
(ADDRESS)	(ADDRESS)	
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 grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Daniel Rauso, unmarried**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **James A. Thomas and wife, Sloan A. Thomas**, hereinafter called the grantee, 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. 15 on the Plan of Rolling Meadows, of record in Plat Book 1424, pages 98 and 99, 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 Daniel Rauso by Warranty Deed from John B. Hooker and wife, Dixie Hooker of record in Instrument No. 20070828-0102864, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable. (2) Subject to all matters as set forth per Plat Book 1424, Page 98, Register's Office of said County.

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 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 my hand this 4th day of April, 2008.

Daniel Rauso

STATE OF TENNESSEE

COUNTY OF WILIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Daniel Rauso, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 4th day of April, 2008.

Commission expires:

Notary Public

MELANIE D DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

File Number: 280300624

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064