Davidson County DEEDWARR
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Fees:13.00 Taxes:924.63

20080506-0046574

File No. 280400171

WARRANTY DEED

JEANINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Amber Price
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF APRIL, 2008.

Jeanine Smith
Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan W. Rausch	Jonathan W. Rausch	181-10-0A-157.00
(NAME)	(NAME)	
6945 Scarlet Ridge Drive	6945 Scarlet Ridge Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood TN 37027	
(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, WE, **Justin Thomas and Brynn Thomas, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan W. Rausch and Mary R. Rausch**, husband and wife, hereinafter called the grantee(s), 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. 411 on the FINAL PLAT, PHASE FOUR, AUTUMN OAKS SUBDIVISION, as shown by plat of record in Instrument No. 20020523-0062993 and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20030110-0004644, 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 Justin Thomas and Brynn Thomas, husband and wife by Warranty Deed, from LandAmerica OneStop, Inc., a Virginia Corp. as nominee for Executive Relocation Corp. of record in Instrument No. 20051011-0122594, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20020523-0062993, Register's Office of said County.

Surveyor's Certificate of Correction as shown of record in Instrument No. 20030110-0004644, Register's Office for said County.

Right - of - Way Easement as shown of record in Book 2245, Page 271, Book 4240, Page 667 and Book 6968, Page 25, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Book 9343, Pages 196 & 199, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Book 7760, Page 970, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20010912-0099442, Register's Office for 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 6945 Scarlet Ridge Drive, Brentwood, TN 37027
(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), THEIR 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), 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/our hands this 29 day of April, 2008.

Justin Thomas

Brynn Thomas

STATE OF

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Justin Thomas and Brynn Thomas, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of April, 2008.

Commission expires: June 7, 2009

Notary Public

OFFICIAL SEAL
SARAH HOFMANN
NOTARY PUBLIC OREGON
COMMISSION NO. A393226
MY COMMISSION EXPIRES JUNE 7, 2009

File Number: 280400171

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027