WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090031490 DEEDWARR
Recvd: 05/12/09 14:50 2 pgs
Fees: 13.00 Taxes: 1124.80

20090512-0043751

B-HFR-09-5218

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 07/25/09

(AFFIX SEAL)

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Mitchell	New Owner	
5218 Kincannon Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		160040102.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KAREN A. CAMPBELL, UNMARRIED AND DANIEL RAUSO, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY *MITCHELL AND KATHY **MITCHELL, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *S. **L.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1123, BRENTWOOD HALL, SECTION XI, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 134, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KAREN A. CAMPBELL, UNMARRIED AND DANIEL RAUSO, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY DEED FROM CLIFTON L. TODD, UNMARRIED OF RECORD IN INSTRUMENT 200806200063856 ON 06/18/2008 AND FILED FOR RECORD ON 06/20/2008, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 2331, PAGE 134; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 2543, PAGE 155, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF DANIEL RAUSO BY KAREN A. CAMPBELL, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY THEM ON THE 28TH DAY OF APRIL 2009 OF RECORD IN INSTRUMENT NO. 20090512-0043750, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. RECORDED SIMULTANEOUSLY HEREWITH.

unimproved ( )

This is improved (X) property, known as 5218 Kincannon Drive, Nashville, Tennessee 37220
(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 hand(s) this 1st day of May, 2009.

Karen A. Campbell

Karen A. Campbell

Daniel Rauso by Karen A Campbell as Attorney-in-fact

Daniel Rauso by Karen A. Campbell as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen A. Campbell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1ST day of May, 2009.

Notary Public

My Commission Expires: 7-24-10

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen A. Campbell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Daniel Rauso and who acknowledged she executed the same as the free act and deed of the said Daniel Rauso.

Witness my hand and official seal, this the 1ST day of May, 2009.

Notary Public

My Commission Expires: 7-24-10

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903