THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29954-02-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me this 15th day of April, 2011. Notary Public My Commission Expires: My Commission Expires MAY 8, 2012

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Thomas P. Rauth Lindsay Rauth 322 Walnut Drive Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 116 110 07700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura K. Standard, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas P. Rauth and wife, Lindsay M. Rauth** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 322 Walnut Drive, Nashville, TN 37205.

Scott C. Standard, spouse of Laura K. Standard, joins in the execution of this instrument for the purposes of conveying any marital interest he may have by virtue of his marriage to the said Laura K. Standard.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of April, 2011.

Laura K. Standard

Scott C. Standard

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Laura K. Standard and Scott C. Standard,** 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, at office, this 15th day of April, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

GEORGE E. MUDTER, JR. NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110022629 DEEDWARR
Recvd: 04/18/11 10:31 2 pgs
Fees:13.00 Taxes:3700.00
20110418-0029646

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Walnut Grove Subdivision, of record in Plat Book 974, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Laura K. Standard by deed dated August 27, 1998, from Walker Casey Mathews and wife, Renee Mathews, of record in Book 11094, page 575, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, page 2, Register's Office for Davidson County, Tennessee.