BILL GARRETT, Davidson County
Trans:T20110053934 DEEDWARR
Recvd: 08/31/11 13:59 3 pgs
Fees:18.00 Taxes:1134.24
20110831-0067591

THIS INSTRUMENT PREPARED BY: MARCY HARDY **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $306,550.00. AFFIANT Subscribed and sworn to before me this 26th day of august, 2011. NOTARY PUBLIC My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Michael Rau and wife, Megan Rau 4960 Stillwood Drive Nashville, TN 37220	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Ca. Birmingham, AL 35244	14607009300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW SCANLAN AND WIFE, ELIZABETH DUNN, NOW SCANLAN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MICHAEL RAU AND WIFE, MEGAN RAU**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Crieve Hall Estates, Section One, Revised, of record in Book 1835, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Scanlan and Elizabeth Dunn, by deed dated April 28, 2005, from Charles E. Bullington and Cynthia Bullington, of record at Instrument No. 20050505-0050334, Register's Office for Davidson County, Tennessee; the said parties having since married, Elizabeth Dunn now being Elizabeth Dunn Scanlan.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 124, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, of record in Book 6290, page 597, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4960 Stillwood Drive Nashville, TN 37220.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 26th day of August, 2011.

Matthew Scanlan

Elizabeth Dunn Scanlan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW SCANLAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of August, 2011

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2015

451316.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH DUNN SCANLAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of August, 2011

(Seal)

Notary Public

My Commission Expires: 3/3/15

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015