WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120065867 DEEDWARR
Recvd: 09/04/12 09:56 2 pgs
Fees:13.00 Taxes:588.30
20120904-0079352

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 07-21-2013

(AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Doyle	Mark Doyle	08204028300
(NAME)	(NAME)	
900 Apex Street	900 Apex Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, **Karen Campbell and Dan Rauso, 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 **Mark Doyle and Kate Pritchard, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 and the southerly 1/2 of Lot No. 7, Block "C", on the Map of Nashville Trust Company's Subdivision of the A.W. Shryer's Property, of record in Plat Book 843, page 25, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Karen Campbell and Dan Rauso by Deed from Cheryl Campbell and Reginald W. Harrison, dated 05/04/2012 and filed for record on 05/17/2012 in Instrument 201205170042866, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 843, Page 25, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 900 Apex Street, Nashville, TN 37206
(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/or 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/or 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 our hands this 31st day of August, 2012.

Karen Campbell

Dan Rauso by Karen Campbell his attorney in fact
Dan Rauso
by Karen Campbell, his attorney in fact

State of Tennessee
County of Wilson

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

Witness my hand and Official seal this 31st day of August, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 31st day of August, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Karen Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Dan Rauso, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120904-0079351, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 31st Day of August, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122