BILL GARRETT, Davidson County
Trans:T20130024320 DEEDWARR
Recvd: 03/26/13 10:15 2 pgs
Fees:13.00 Taxes:1102.60
20130326-0029463

WILLIAMSON COUNTY
BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$298,000.00~~

for N.C.C.,
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2013.

Brenda R Lehman
Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2013~~. 3/8/15

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Construction Co, Inc.	New Owner	13108009300
(NAME)	(NAME)	
1628 Whispering Hills Drive	Same	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL K. RAU AS TO A ¾ UNDIVIDED INTEREST AND LYNN C. RAU AS TO A ¼ UNDIVIDED INTEREST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NASHVILLE CONSTRUCTION CO, INC.,

HEREINAFTER CALLED THE GRANTEES, 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. 43 on the Map of Glendale Park, Section One, as of record in Book 1130, page 45, Register's Office for said County.

Said Lot No. 43 fronts 144.2 feet on the northeasterly side of Glendale Lane and runs back between lines 177 feet to the westerly line of Lot 40, measuring 67 feet thereon.

Being the same property conveyed to E.L.A. Rau and wife, Frances H. Rau, by deed of record in Book 1905, page 375, R.O.D.C. E.L.A. Rau quitclaimed his interest to his wife, Frances H. Rau, by deed of record in Book 8047, Page 622, R.O.D.C. Frances H. Rau died on February 12, 2004 and devised the property to her son, John K. Rau, in her last Will and Testament duly probated in Davidson County, Tennessee Docket No. 04P-398. John K. Rau disclaimed his interest in said property by a disclaimer of record in instrument number 200410250128313, R.O.D.C. As a result of the disclaimer, the property vested in John Taylor Rau and Daniel K. Rau, the issue of John K. Rau, with each having a one-half (1/2) undivided interest, John Taylor Rau died intestate of July 7, 2007. His heirs at law were his parents John K. Rau and Lynn C. Rau. An affidavit of heirship is attached hereto. After the death of John Taylor Rau, the property was owned as follows: David K. Rau, one-half (1/2); John K. Rau, one-quarter (1/4); and Lynn C. Rau, one-quarter (1/4).

Being the same property conveyed to Daniel K. Rau, one-fourth (1/4) interest by Quitclaim Deed from John W. Rau, recorded on September 10, 2009, of record in Instrument No. 20090910-0084976, Register's Office for Davidson County, Tennessee.

After conveyance, Daniel K. Rau with own a three-fourths (3/4) undivided interest and Lynn C. Rau will own a one-fourth (1/4) undivided interest as tenants in common.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1016 Glendale Ln., Nashville, TN 37204

(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 GRANTEES, their heirs and assigns forever; and we do 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 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 GRANTEES, 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 22nd day of March, 2013.

Daniel K. Rau

Lynn C. Rau

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel K. Rau and Lynn C. Rau, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 22nd day of March, 2013

Commission expires: November 24, 2013

Notary Public

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY