BOX 10-A

WARRANTY DEED

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary Rauls	Castle + Cooke Mtg.	82-11-176.00
(NAME) 8172 Boone	(NAME) 2735 E. Parley's Way Ste. 305	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Salt Lake City Utah 84109	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, April M. Xenos, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gary Rauls, a single man, 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:

Land in Davidson County, Tennessee, being Lot 73, SECTION FOUR, LEXINGTON POINT SUBDIVISION, as shown on plat of record in Instrument No. 20020116-0006343, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Leslie F. Bowers, unmarried to April M. Xenos, married** as recorded on the 5th day of June, 2008 in Instrument No. 20080605-0057698 and Scrivener's Affidavit as recorded on the 16th day of July, 2008 in Instrument No. 20080716-0072933, in the Register's Office of Davidson County, Tennessee.**Karol Lorinc joins in this conveyance for the purpose of conveying and waiving any marital right he may have in and to said property.

This conveyance is subject to restrictive covenants of record in Instrument Numbers 200010180103445, Instrument Number 200105220052909, Instrument Number 200202140019754 and in Instrument Number 200202190021061, said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 8172 Boone, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20130088365 DEEDWARR
Recvd: 10/14/13 09:50 2 pgs
Fees:13.00 Taxes:723.35
20131014-0107159

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

File No.: 2173
TN Warranty Deed

Witness our hands this 11th day of October, 2013.

April M. Xenos by : Diane Wright Attorney in Fact
April M. Xenos by :
Diane Wright as Attorney in Fact

Karol Lorinc by Diane Wright Attorney in Fact
Karol Lorinc by:
Diane Wright, as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Diane Wright, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of April M. Xenos and Karol Lorinc, acting as that person's agent and attorney in fact, and the said Diane Wright acknowledged that she executed the foregoing instrument as agent and attorney in fact for April M. Xenos and Karol Lorinc for the purposes therein contained.

WITNESS my hand and seal, this 11th day of October, 2013.

My Commission Expires:
01-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015