BILL GARRETT, Davidson County
Trans:T20140009492 DEEDWARR
Recvd: 02/10/14 13:52 2 pgs
Fees:13.00 Taxes:851.00

20140210-0011637

Record & Return To: Watauga Title Company 155 Franklin Road, Suite 120 Brentwood, TN 37027 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $230,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2014. Notary Public My commission expires: 10/23/17

THOMAS I. BOTTORFF — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy Rauhoff and Shenna Rauhoff	**New Owner**	**Map\Parcel: 173090B07800CO**
2208 Alteras Drive		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

Dung Do, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS

Timothy Rauhoff and Shenna Rauhoff, husband and wife

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 No. 285on the Plan of Section Two, Barnes Cove, of record in Instrument No. 20040604-0065966, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Dung Do, an unmarried man by Deed from Capitol Homes, Inc., a Tennessee Corporation of record at Instrument No. 20050707-0078564, Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 7, 2005.

Erin Do hereby joins in to convey any and all martial interest he may have in this property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (**X**) unimproved ( ) property known as 2208 Alteras Drive Antioch, TN 37013.

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 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 28 day of January, 2014.

Dung Do

Erin Do

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, a Notary Public of said County and State, Dung Do and Erin Do the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of January, 2014.

Notary Public

My Commission Expires: ~~04/01/2014~~ (NR) 2017

NICOLE AUFDENKAMP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES APRIL 01, 2017

File #: 5013156
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027