BILL GARRETT, Davidson County
Trans:T20150049756 DEEDWARR
Recvd: 06/22/15 14:48 2 pgs
Fees:13.00 Taxes:443.63
20150622-0059590

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $119,900.00.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2015.

Notary Public

My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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: |
|---|---|---|
| **Stephanee Rausch** | **Avenue Bank** | **044-14-0-104.00** |
| **1000 Livingston Street** | **3823 Cleghorn Avenue** | |
| **Old Hickory, TN 37138** | **Nashville, TN 37215** | |

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,

**Karen Seifert, married**

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

**Stephanee Rausch, an unmarried woman**

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. 72 on the Plan of Section II, Rolling Green Subdivision, of record in Plat Book 1424, Page 91, 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 Karen Seifert, married by warranty deed from Patricia A. Ellis, married of record in Instrument No. 20130801-0080364 Register's Office for Davidson County, Tennessee, dated July 30, 2013 and recorded on August 01, 2013.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 1000 Livingston Street Old Hickory, TN 37138.

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 16th day of June, 2015.

Karen Seifert

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

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

Witness my hand, at office, this 16th day of June, 2015.

Notary Public

My Commission Expires: 5-20-19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: **415089**
**RECORD & RETURN TO:**
**Solomon \ Parks Title & Escrow, LLC**
**8119 ISABELLA LANE, SUITE 105**
**BRENTWOOD, TN 37027**