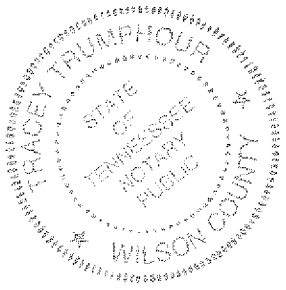
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,256.00

Daniel Rauso
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2016.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Rauso	Daniel Rauso	07112021900
(NAME)	(NAME)	
308 Turnberry Clr	308 Turnberry Clr	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/26/16 16:05 4 pgs
Fees:23.00 Taxes:485.65
20160726-0076959

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, **Wilma Jean Talley, single, Pamela Talley Hancock, married, Sylvia Jean Talley, single, and Teresa Talley Byler, married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Daniel Rauso, unmarried and Karen A. Campbell, unmarried** , hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 146 on the Plan of Victory Heights Subdivision, of record in Plat Book 1130 Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carl F. Talley and wife, Wilma Y. Talley by Warranty Deed from Robert Byrne Fowler and wife, Mary Sue Fowler, dated 11/28/1958, recorded 12/12/1958 of record in Book 2856, Page 631, in the Register's Office for Davidson County, Tennessee.

Said Carl Franklin Talley died leaving Pamela Talley Hancock, Sylvia Jean Talley and Teresa Talley Byler as his heirs at law as to Carl Franklin Talleys interest ,as evidenced in Affidavit of Heirship being filed simultaneously herewith. Wilma Jean Talley and Carl Franklin Talley were divorced per divorce decree recorded 02/02/1971 and recorded 02/02/1971 of record in Book 4477, Page 215, in the Register's Office for Davidson County, Tennessee.

20160726-0076958

Subject to all matters shown on the plat of record in Plat Book 1130 Page 97, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded of record in Book 1357, Page 677, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

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 806 Oneida Avenue, Nashville, TN 37207
(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), 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), 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 22nd day of July, 2016.

Wilma Jean Talley
Wilma Jean Talley

Pamela Talley Hancock
Pamela Talley Hancock

Sylvia Jean Talley
Sylvia Jean Talley

Teresa Talley Byler
Teresa Talley Byler

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21 day of July, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared WILMA JEAN TALLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

SHANE BOLINGER NOTARY PUBLIC STATE OF TENNESSEE

5/8/2017
MY COMMISSION EXPIRES

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Wilson

On this 22nd day of July, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared PAMELA TALLEY HANCOCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

8.14.17
MY COMMISSION EXPIRES

NOTARY PUBLIC

CASEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21 day of July, 2016, before me a Notary Public in and for said State and County, duly

commissioned and qualified, personally appeared SYLVIA JEAN TALLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

5/8/2017
MY COMMISSION EXPIRES

NOTARY PUBLIC

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
SHANE BOLINGER

COUNTY OF Davidson

On this 21 day of July, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared TERESA TALLEY BYLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

5/8/2017
MY COMMISSION EXPIRES

NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
SHANE BOLINGER

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY