This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $220,000.00.

Kara Rauscher
Affiant

Subscribed and sworn before me this the 5th day of August, 2016.

Notary Public
My commission expires: 10-12-19

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/08/16 11:38 3 pgs
Fees:18.00 Taxes:814.00
20160808-0082119

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kara Rauscher	New Owner	014-00-0-038.01
6610 Clarksville Pike		
Joelton, TN 37080-8656		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE ESTATE OF GARY L. GIFFORD, WILLIAM LANCE GIFFORD, EXECUTOR, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KARA RAUSCHER AN UNMARRIED WOMEN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

The Following described land in Davidson County, Tennessee, to wit:

According to a survey made by Hickerson & Hickerson, Engineers, dated July 9, 1964 as follows:

Beginning at a point in the Northerly margin of Clarksville Highway, U.S. 41-a, Tennessee 112, 487.0 feet to an Easterly direction from the Northeast corner of Clarksville Highway and Douglas Road; thence North 6 degrees East 715.0 feet to an iron pin; thence South 79 degrees East a distance of 715.0 feet to a point in the Northerly margin of Clarksville Highway; thence along the Northerly margin of Clarksville Highway, North 79 degrees 00' West a distance of 183.0 feet to the point of beginning, said tract containing 3.0 acres, more or less.

Being the same property conveyed to Gary L. Gifford by Quitclaim deed from Carolyn H. Gifford of record in Book 10542, page 952, Register's Office for Davidson County, Tennessee, dated July 22, 1997 and recorded on July 25, 1997.

The said Gary Lynn Gifford having since died 10-31-2014 and by his Last Will and Testament devised property onto Carla Dannette Gifford, Troy Glenn Gifford and William Lance Gifford.

Being also known as 6610 Clarksville Pike, Joelton, Tennessee 37080-8656.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6610 Clarksville Pike, Joelton, TN 37080-8656.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of August, 2016.

William Lance Gifford, Executor

The Estate of Gary L. Gifford
By: William Lance Gifford, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William Lance Gifford**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon **HIS** oath acknowledged **HIMSELF** to be the **EXECUTOR** of the within named bargainor, a **ESTATE OF Gary L. Gifford**, and that **HE**, as such **EXECUTOR**, executed the foregoing instrument for the purposes therein contained by signing the name of the **ESTATE OF Gary L. Gifford** by the said **William Lance Gifford** as such **EXECUTOR**.

Witness my hand and official seal this 5th day of August, 2016.

My Commission Expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

