Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160081070 DEEDWARR
Recvd: 09/15/16 15:32 2 pgs
Fees:13.00 Taxes:1639.10
20160915-0097245

39-B
File #16-1322

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Rau, and wife, Megan Rau**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto * ~~Rachel~~ **Grace Barrett, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** * Rachael

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Crieve Hall Estates, Section One, Revised, as of record in Book 1835, Page 124, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Rau and wife, Megan Rau by deed from Matthew Scanlan and wife, Elizabeth Dunn (now Scanlan), dated August 26, 2011, of record in Instrument No. 20110831-0067591, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4960 Stillwood Drive, Nashville TN, 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of September, 2016.

Michael Rau

Megan Rau

State of Tennessee)
County of Davidson)

On this 13th day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael Rau and Megan Rau, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 443,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of September, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Rachel Grace Barrett 4960 Stillwood Drive Nashville, TN 37220	Owner	146-7-93.00