Davidson County DEEDWARR
Recvd: 01/03/17 15:08 3 pgs
Fees:18.00 Taxes:1058.94
20170103-0000493

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0881-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th 3rd day of December, 2016 January, 2017

Notary Public
My Commission Expires: 3-14-17

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Address of New Owner	Send Tax Bills To:	
Seger Rauls 6025 Hagars Grove Pass Hermitage, TN 37076	New Owner	Map/parcel: 098-10-0-022.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Diane Lawrence, widow,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Seger K. Rauls, a single man and Steven W. Rauls, a married man as joint tenants,

HEREINAFTER CALLED THE GRANTEE(S), HER 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. 50 on the Plan of Phase One, Hagars Grove, of record in Instrument No. 20040614-0069738, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Allen Lawrence and wife, Diane Lawrence, by Warranty Deed from Eric D. Brown and wife, Jessica N. Brown f/k/a Jessica N. Laird, dated 2/29/08 and recorded 3/3/08 in Instrument No. 20080303-0021132 in the Register's Office of Davidson County, Tennessee. Allen Lawrence having since died on October 10, 2016, leaving Diane Lawrence surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6025 Hagars Grove Pass Hermitage, TN, 37076

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of December, 2016

Diane Lawrence

Diane Lawrence

STATE OF TENNESSEE
COUNTY OF Rutherford

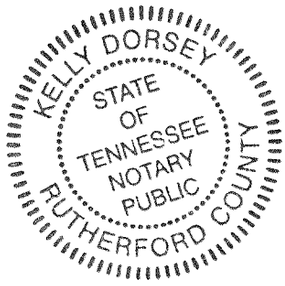
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Diane Lawrence and , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2016

Kelly Dorsey

Notary Public

My Commission Expires: 5.20.17



True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY