Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Bill Garrett Davidson County
Batch# 123283 **DEEDWARR**
08/01/2018 10:13:00 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20180801-0074970

Affiant

Subscribed and sworn to before me, this 31st day of July, 2018.

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: MY COMMISSION EXPIRES: JANUARY 30, 2022

04-1805-56870

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amber E. Rachal 761 Lake Terrace Nashville TN 37217	Amber E. Rachal 761 Lake Terrace Nashville, TN 37217	150-02-0-379.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David W. Claussen and wife, LeAnn M. Claussen**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amber E. Rachal, a single woman**, hereinafter called the Grantees, their successors 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. 29B, on the Plan of Section One, Revised Zone Lot Division of Lots 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44 & 45, Harbor Gate, of record in Book 5200, Page 712, as amended in Book 6250, Page 638, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Claussen and wife, LeAnn M. Claussen by deed from James L. Vaught and wife, Cordia M. Vaught, dated September 1, 2001, recorded October 8, 2001, of record in Instrument No. 20011008-0109426, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 761 Lake Terrace, Nashville, TN 37217.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 31st day of July, 2018.

David W. Claussen

LeAnn M. Claussen

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David W. Claussen and LeAnn M. Claussen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 31st day of July, 2018.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20