Karen Y Johnson Davidson County
Batch# 137252 DEEDWARR
09/05/2018 02:01:33 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20180905-0087857

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180611

WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Julie A. Headway
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2018.

Jill Simmons
NOTARY PUBLIC

My commission expires: 9-4-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL JARED RAUSO, AND ANDALYN MICHELE WARREN 520 Lemont Drive Nashville, TN 37216	SAME AS NEW OWNER	061 01 0 047.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifteen Thousand and 00/100 Dollars ($315,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN W. DEVAULT, JR. AND PATRICIA ANN DEVAULT, AS TENANTS IN THE ENTIRETY, WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL JARED RAUSO, AN UNMARRIED MAN AND ANDALYN MICHELE WARREN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 329 on the plan of Section 11, Gra-Mar Acres, (erroneously stated as Section II in Book 2663, Page 113, of record in Instrument No. 20031204-0174522) as shown by plat of record in Plat Book 2663, Page 113, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being that same property conveyed to Alice Elaine DeVault, a married woman, by Deed from Troy Wilson and Mary Bea Wilson, husband and wife, dated January 25, 2010 and recorded at Instrument No. 201002020008290, Register's Office for Davidson County, Tennessee. Further being conveyed to John W. Devault, Jr., unmarried by Quit Claim Deed from Alice Elaine Devault, unmarried n/k/a Alice Elaine Jackson, dated May 15, 2012 and recorded at Instrument No. 201205170042773, said Register's Office. Further being conveyed to John W. Devault, Jr. and Patricia Ann Devault, as tenants in the entirety, with Rights of Survivorship, by Quit Claim Deed from John W. Devault, Jr., dated April 2, 2016 and recorded in Instrument No. 201604150036281, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of August, 2018.

John W Devault Jr
JOHN W. DEVAULT JR.

Patricia Ann Devault
PATRICIA ANN DEVAULT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John W. Devault Jr. and Patricia Ann Devault, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of August, 2018.

Notary Public
My commission expires: 6-20-2021

