Karen Johnson Davidson County
Batch# 262310 DEEDWARR
07/25/2019 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,672.40
20190725-0073308

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 7/13/2023

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelley Bevington	USAA Federal Savings Bank	082-03-0-159.00
(NAME)	(NAME)	
906 Stockell St.	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Daniel Rauso, unmarried and Karen Campbell, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelley Bevington and Andrew Burch, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 23 on the plan of Benedict Land Company's Subdivision of the Lindsley Tract of record in Book 332, page 40, Register's Office for Davidson County, Tennesee.

SAID Lot No. 23 fronts 50 feet on the westerly margin of Stockell Street and extends back 179.9 feet on the northerly line and 179.9 feet on the easterly line with the northerly margin of an alley, to an alley in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Daniel Rauso and Karen Campbell, joint tenants with right of survivorship, by Warranty Deed, dated November 12, 2018, from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust II, of record in Instrument No. 20181114-0112136, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 906 Stockell St., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-19-4682

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 332, page 40; Rights of way of Stockell Street and an alley; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 24th day of July, 2019.

Daniel Rauso

Karen Campbell

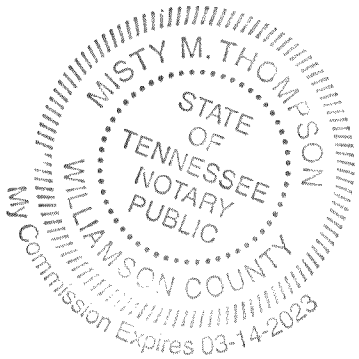
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Daniel Rauso and Karen Campbell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 24th day of July, 2019.

Notary Public
My Commission Expires: _____

File No.: 29742



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

