WARRANTY DEED

Karen Johnson Davidson County
Batch# 273004 DEEDWARR
08/19/2019 09:39:46 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190819-0082671

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 08-25-2020

(AFFIX SEAL)

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
Daniel Rauso	New Owner	061-10-0-093.00
(NAME)	(NAME)	
308 Turnberry Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, I, **Gloria Knight, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Rauso, an unmarried man and Karen Campbell, an unmarried woman,** 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:

Being Lot No. 54 on the Plan of Maplewood Heights Subdivision, a plan of which is of record in Plat Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 85 feet on the westerly side of Saunders Avenue and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Gloria Knight, a married person, by Warranty Deed from Raymond and Peggy Woodson, dated February 10, 2005, of record in Instrument No. 20050419-0043600, Register's Office for Davidson County, Tennessee. See Deed of Correction recorded in Instrument No. 20190819-0082670 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4113 Saunders Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I 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 I do further covenant and bind myself, my 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 Plat of record in Plat Book 547, pages 77 and 78; all of record in the Register's Office for Davidson County, Tennessee.*

Witness my hand this 14th day of August, 2019.

Gloria Knight

Gloria Knight

State of Florida
County of Pinellas

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

WITNESS my hand and official seal at St Petersburg (city), Florida, this 14th day of August, 2019.

Notary Public
My Commission Expires: 2/05/2023

File No.: 30003

Shannon C. Lacy
State of Florida
My Commission Expires 02/05/2023
Commission No. GG 298598