# WARRANTY DEED

Karen Johnson Davidson County
Batch# 438224 **DEEDWARR**
07/15/2020 11:38:43 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20200715-0077441

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(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 |
|---|---|---|
| Emily Ann Fay | InterLinc Mortgage Services, LLC | 072-09-0-072.00 |
| (NAME) | (NAME) | |
| 1701 Jewell St. | 5875 N. Sam Houston Pkwy West, Suite 300 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Houston, TX 77086 | |
| (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 Jared Rauso, an unmarried man and Andalyn M. Warren, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Ann Fay, single woman,** HEREINAFTER CALLED THE GRANTEE, HEIR HERS 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. 115, on the plan of Victory Heights Subdivision, as shown on plat of record in Plan Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Jared Rauso, an unmarried man, by Warranty Deed from Karen A. Campbell, unmarried and Daniel Rauso, unmarried, dated April 25, 2014, of record in Instrument No. 20140428-0035413, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Daniel Jared Rauso, an unmarried man, and Andalyn M. Warren, an unmarried woman, by Quitclaim Deed from Daniel Jared Rauso, an unmarried man, dated January 15, 2016, of record in Instrument No. 20160119-0005390, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1701 Jewell St., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-SB-VRES-20-1701

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 2020, 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 Plat Book 1130, page 97; Easement for sanitary sewers and/ or storm drainage of record in Book 4001, page 168; all of record in the Register's Office for Davidson County, Tennessee.**

Witness our hands this 13th day of July, 2020.

Daniel Jared Rauso

Andalyn M. Warren

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Daniel Jared Rauso and Andalyn M. Warren, 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 13th day of July, 2020.

Notary Public
My Commission Expires: _____

File No.: 32149

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