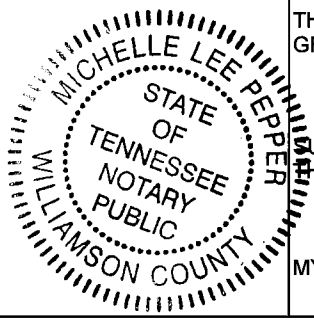
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: July 24, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Rauso	NEW OWNER	187000040.00
(NAME)	(NAME)	Karen Johnson Davidson County
308 Turnberry Cr		Batch# 477926 DEEDWARR
(ADDRESS)	(ADDRESS)	09/17/2020 11:53:30 AM 3 pgs
Brentwood, TN 37027		Fees: $18.00 Taxes: $1,942.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20200917-0106594

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Bobbie L. Brewer, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Daniel Rauso, an unmarried man and Karen Ann Campbell, an unmarried woman, as tenants in common with right of survivorship, hereinafter called the GRANTEE(S), and/or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract No. 3 of Land in the 17th Civil District of Williamson County, Tennessee, and in the 5th Civil District of Davidson County, Tennessee, and described on an unrecorded survey by Robert E. Francis, Surveyor (License No. 669) Dated September 18, 1984, and revised November 20, 1984, as follows:

Beginning at a pin in the Center Line of Kidd Road (Williamson County) being the SW corner of property of Charles Willard Fann and the original SE corner of the Oscar D. Guthrie Farm (Deed Book 95, Page 291, R.O.W.C); thence leaving road with the Westerly line (Fenced) of Fann, N4 Degrees 53 Minutes E, 700.8 feet to a pin being the beginning of this Survey, the SE corner of this tract; thence with the Northerly line of tracts #2 and #1 of this Survey, N85 Degrees 07 Minutes W 636.19 feet to a pin 5.8 feet West of Fence line being the SW Corner of this tract; thence with the Southerly Line of tract #4 of this Survey, S85 Degrees 07 Minutes E, 636.79 feet to a pin being the NE corner of this tract; thence with the Westerly line of Fann, S4 Degrees 53 Minutes W, 684.37 feet to the beginning, containing 10.0 acres more or less according to Survey.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED therefrom, is that certain 5.004 acre parcel conveyed to Charles Jerry Fyke and wife Dianna Nelle Fyke , dated 03/02/1992 in Book8567, Page 469, in the Register's Office of Williamson County, Tennessee
Being the same property conveyed to William Allen Brewer and wife, Bobbie Brewer by Warranty Deed from Ronald S. Nunn, Trustee, dated 03/28/1985 and recorded 04/10/1985, of record in Book 6530, Page 255, Register's Office for Davidson County, Tennessee.

The said William Allen Brewer died on 05/12/2018, leaving the said Bobbie L. Brewer the sole surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 141 Fann Road, Nolensville, TN 37135

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 2nd day of September, 2020 .

Bobbie L. Brewer

Bobbie L. Brewer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobbie L. Brewer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of September, 2020.

Notary Public:
My Commission Expires: 8/15/24

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

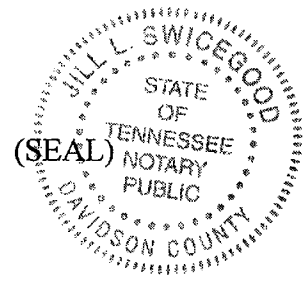
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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