(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/00 13:38 2pgs
Fees:11.00 Taxes:377.40

20001116-0113690

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS-$102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: June 16, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernice Edward Rains Jr.	Bernice Edward Rains Jr.	060-01-0 172.00 12DZ96132
(NAME) 3605 Roundwood Forest Drive	(NAME) SAME	060-01-0 171.00 12DZ96122
(ADDRESS) Antioch, TN. 37013	(ADDRESS)	
(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, Lisa M. Chapman, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernice Edward Rains, Jr. and wife, Anita Lynn Hyche-Rains, 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:

Tract One:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 104 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, page 142, Register's Office for said County.

Said Lot 104 fronts 54.76 feet on the northerly margin of Ewingdale Drive and extends back 135.6 feet on the westerly line and 149.76 feet on the easterly line to a broken line in the rear measuring 64.69 feet thereon.

Being the same property conveyed to Lisa M. Chapman, unmarried, by warranty deed of Kim Rounion, Trustee for 3112 Ewingdale Land Trust, of record in Book 10689, page 276, Register's Office of Davidson County, Tennessee.

Tract Two:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 105 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, page 142, Register's Office for said County.

Said Lot 105 fronts 54.76 feet on the northerly margin of Ewingdale Drive and extends back 149.79 feet on the westerly line and 143.93 feet on the easterly line to a broken line in the rear measuring 63.10 feet thereon.

Being the same property conveyed to Lisa M. Chapman, unmarried, by warranty deed of Kim Rounion, Trustee for 3112 Ewingdale Land Trust, of record in Book 10689, page 296, Register's Office of Davidson County, Tennessee.

Exceptions:
Rights of tenants in possession and the terms and provisions of the lease.
Lien for sewer service charges as originally established in Restrictive Covenants of record in Book 4447, page 108 and reiterated in Deed of record in Book 4479, page 152, Register's Office of Davidson County, Tennessee.
Restrictive Covenants contained in instrument of record in Book 4447, page 108, and amended in Book 4447, page 594, Register's Office of Davidson County, Tennessee.
The Plan of record in Book 4175, page 142, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3112 A & B and 3116 A & B Ewingdale Drive, Nashville, TN 37027
(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 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.

Witness my hand this 3rd day of November, 2000.

Lisa M. Chapman

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 Lisa M. Chapman, unmarried, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 3rd day of November, 2000.

Commission expires: June 16, 2004

Yvette Lyn Meldrum Notary Public

