WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/01 08:04 2pgs
Fees:13.00 Taxes:436.60

20010713-0074607

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.
(AFFIX SEAL)

DEANNA BERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve T. Rainey		Map 156-02
(NAME)	(NAME)	
6014 Bluewater Dr.	NEW OWNER	Parcel 137.00
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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/WE, Thomas Clunan and wife, Sarah J. Clunan and Sally C. White, in three (3) equal shares, as tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve T. Rainey, a married man, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 645 on the Plan of Harpeth Woods Section, Harpeth Valley Park Subdivision, as shown of record in Plat Book 4860, Page 111, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Book 1150, Page 404, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 4860, Page 111, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 5197, Page 123, Book 5228, Page 718 and Book 5051, Page 92, Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

Power of Attorney of record in Book 1150, Page 399, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 881 Beech Bend Drive, Nashville, TN 37221
(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/our hand(s) this 10th day of July, 2001.

Sally C White
Sally C. White

Thomas Clunan
Thomas Clunan

Sarah J Clunan by Sally C White Attorney at fact
Sarah J. Clunan

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Thomas Clunan and Sally C. White the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 10th day of July, 2001.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

On this 10th day of July, 2001, before me personally appeared Sally C. White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sarah J. Clunan, and acknowledged that she executed the same as the free act and deed of Sarah J. Clunan.

Witness my hand and official seal at Mt. Juliet, Tennessee this 10th day of July, 2001.

Commission expires: May 11, 2002

Delaina D. Davis Notary Public

DELAINA D. [illegible] NOTARY PUBLIC AT LARGE WILSON COUNTY, TE[illegible]