Davidson County DEEDWARR
Recvd: 06/01/07 09:28 3 pgs
Fees:18.00 Taxes:406.63

20070601-0064958

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is $109,900.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2007.

Notary Public

My Commission Expires: Aug. 20, 2007

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

WARRANTY DEED

Name and Address of New Owner:
Lauren Rainey
367 Huntington Ridge Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map/Parcel Number:
161110A02500CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Evelyn P. Vick, an unmarried person and Cynthia Kay Dobbins, married and Gayla Diann Horner, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lauren Rainey, individual**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 25 on the Plan of Huntington Ridge Townhomes, as of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Evelyn P. Vick, an unmarried person, by Deed from Nora Ann Bartik Himes, a married person, dated June 30, 1994, recorded July 1, 1994, in Book 9396, Page 197, Register's Office for Davidson County, Tennessee, thence to Evelyn P. Vick, an unmarried person, Cynthia Kay Dobbins, married and Gayla Diann Horner, married, as joint tenants with rights of survivorship, by Quitclaim Deed from Evelyn P. Vick, an unmarried person, dated September 5, 1997, recorded September 5, 1997, in Book 10599, Page 354, Register's Office for Davidson County, Tennessee.

Steven L. Dobbins, husband of Cynthia Kay Dobbins, joins in this conveyance to convey any and all marital rights, title and interest to the above referenced property.

James L. Horner, husband of Gayla Diann Horner, joins in this conveyance to convey any and all marital rights, title and interest to the above referenced property.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4729, Page 687, Book 4889, Page 905 and Book 5394, Page 243, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7423, Page 762, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 4729, Page 682 and Book 4890, Page 84, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement easement set forth in the instrument recorded in Book 9732, Page 551, Book 9775, Page 308 and Book 11345, Page 59, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 367 Huntington Ridge Drive, Nashville, TN 37211

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 29th day of May, 2007.

Evelyn P Vick
Evelyn P. Vick

Gayla Deann Horner
By Evelyn P Vick Her atty in fact
Gayla Diann Horner by Evelyn P. Vick her Atty-in-Fact

James L Horner
By Evelyn P Vick his atty in fact
James L. Horner, by Evelyn P. Vick his Atty-in-Fact

Cynthia Kay Dobbins
By Evelyn P Vick her atty-in Fact
Cynthia Kay Dobbins, by Evelyn P. Vick, her Atty-in-Fact

Steven L Dobbins
By Evelyn P. Vick his atty-in-Fact
Steven L. Dobbins, by Evelyn P. Vick, his Atty-in-Fact

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Evelyn P. Vick**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of May, 2007.

Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public: Devon J. Sutherland

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Evelyn P. Vick in her capacity as Attorney in Fact for Cynthia Kay Dobbins**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075