WARRANTY DEED

Jessica Talbott State of Tennessee Notary Public Davidson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,400.00

Wendy Lux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2007.

Jessica Talbott
Notary Public

MY COMMISSION EXPIRES: ~~May 3, 2010.~~ 5-24-08
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamani E. Smith	Regions Bank DBA Regions Mortgage	53-02
(NAME)	(NAME)	
1205 Fuller Street	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35244	16.00
(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, Steve Rainey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yamani E. Smith, 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:

Land in Davidson County, Tennessee, being Lot 291, Section C-2, Village of Old Hickory, as shown on plat of record in Plat Book 1835, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steve Rainey by deed from The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F, filed of record 06/08/2007 in Instrument No. 20070608-0068942, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 1835, Page 29, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 1972, Page 337, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1205 Fuller Street, Old Hickory, TN 37138
(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 10th day of December, 2007.

Steve Rainey

Davidson County DEEDWARR
Recvd: 12/18/07 10:48 2 pgs
Fees:13.00 Taxes:352.98

20071218-0145106

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Steve Rainey, 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 he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 10th day of December, 2007.
Commission expires: May 3, 2010

Delaina D. Scoby Notary Public

