File No. 280201065

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/08 15:52 3 pgs
Fees:18.00 Taxes:499.50
20080403-0033984

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/6/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Rains	Progressive Savings Bank	075-10-0-112.00
(NAME) 8307 Gordon Lane	(NAME) 500 N. Main Street	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Jamestown, TN 38556	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Patricia Ann Grossman, a single woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ronald G. Rains and wife, Jane G. Rains and Patrick L. Rains, Jointly,** hereinafter called the grantee(s), 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 No. 57, Hermitage Estates, as shown on Plat of record in Plat Book 3300, Page 70 and 71, 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 Patricia Ann Grossman, a single woman by Deed dated 8/28/2006 from Mabel P. Jones and unmarried woman of record in Instrument No. 20060828-0105732, Register's Office for said County.

Subject to all matters as set forth per Plat Book 3300, Page 70 and Book 3300, Page 71, Register's Office of said County.

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 ☒ property, known as 8307 Gordon Lane, Hermitage, TN 37076
(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), Their heirs and 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), 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 hands this 20th day of March, 2008.

Patricia Ann Grossman

STATE OF TN

COUNTY OF ~~DAVIDSON~~ WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Patricia Ann Grossman, a single woman 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 she executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of March, 2008.

Commission expires: 11/22/09

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

File Number: 280201065

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

280100842