WARRANTY DEED

Joshua Neighbours State of Tennessee Notary Public Sumner County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00

Tara McCalla
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JUNE, 2008.

Joshua Neighbours
Notary Public

MY COMMISSION EXPIRES: 4/23/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Gaines	Magna Bank	04800008300
(NAME)	(NAME)	
3953 Dry Fork Road	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Memphis , TN 38187-0257	
(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, Tara Brown and Julia Robinson, joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon A. Gaines and Krystal L. Gaines, husband and wife, 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, TN, beginning at a point on a rock in Dry Fork Creek, at a Northwest corner of the property of Horace Riddle, and wife of record in Book 4055, Page 290; thence leaving said creek and with the said Riddle line South 53° 27 min. West 483 feet to a point; thence North 89° East 480 feet along a fence to a pin and continuing North 83° 50 min. East 416.8 feet to a point in Dry Fork Creek; thence South 75° 26 min. East 2.5 feet to a point of beginning, containing 3.05 acres, more or less.

Being the same property conveyed to Tara Brown and Julia Robinson, joint tenants with right of survivorship, by Quitclaim Deed dated July 15, 2002 from Tara Brown and Julia Robinson of record in Instrument No. 20020719-0087381, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 07/07/08 09:30 2 pgs
Fees:13.00 Taxes:624.93
20080707-0069451

unimproved ☐
This is improved ☒ property, known as 3953 Dry Fork Road, Whites Creek, TN 37189
(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 our hands this 27TH day of June, 2008.

Tara Brown

Julia Robinson

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 Tara Brown and Julia Robinson, 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 Franklin, Tennessee this 27 day of June, 2008.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY