# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,532.00

Lauren Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2008.

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 4-22-10

(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 |
|---|---|---|
| Mary G. Wallace | First State Bank | 09610006500 |
| (NAME) | (NAME) | |
| 2922 Teakwood Drive | 480 Oil Well Road, Second Floor | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Jackson, TN 38305 | |
| (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, Scott J. Raines, unmarried and James W. Raines and wife, Rebecca A. Raines, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary G. Wallace, married, 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:

BEING Lot No. 222, on the Plan of Cloverhill, Section V, of record in Book 2133, Page 88, Register's Office for Davidson County, TN, to which plat reference is hereby made for more complete description.

Being the same property conveyed to Scott J. Raines, unmarried and James W. Raines and wife, Rebecca A. Raines, by Warranty Deed dated January 2, 2007 from Charles Hoke, married of record in Instrument No. 20070103-0000861, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James W. Raines and Rebecca A. Raines by Scott J. Raines as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080117-0073249, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2922 Teakwood Drive, Nashville, TN 37214

(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.

Davidson County DEEDWARR
Recvd: 07/17/08 09:26 2 pgs
Fees:13.00 Taxes:457.07
20080717-0073250

Witness our hands this 16th day of July, 2008.

Rebecca A Raines BY SCOTT J. RAINES AS ATTORNEY IN FACT
Rebecca A. Raines by: Scott J. Raines, as her Attorney-In-Fact

Scott J. Raines

James W. Raines BY SCOTT J. RAINES AS ATTORNEY IN FACT
James W. Raines by: Scott J. Raines as his Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 16 day of July, 2008 before me personally appeared Scott J. Raines, the person who executed the forgoing instrument on behalf of James W. Raines and Rebecca A. Raines, and acknowledged that he executed the same as the free act and deed of the said James W. Raines and Rebecca A. Raines, through Power of Attorney granted Scott J. Raines by the said James W. Raines and Rebecca A. Raines.

Witness my hand and official seal at Franklin, Tennessee this 16th day of July, 2008.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Scott J. Raines, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 16th day of July, 2008.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY