WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(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
Timothy A. Jordan and wife, Carissa K. Jordan	SunTrust Mortgage	052-13
(NAME) 3116 Penn Meade Way	(NAME) P.O.Box 57028	B
(ADDRESS) Nashville, TN 37214	(ADDRESS) Irvine, CA 92519	239.00 CO
(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, I, **Steve Rainey, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy A. Jordan and wife, Carissa K. Jordan**, 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. 23 on the Plan of River Glen, Phase 5, Section 2, as shown of record in Instrument No. 20031006-0147480, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steve Rainey, unmarried by Warranty Deed from Nina M. Cavitt filed of 12/03/07 in Instrument No. 20071203-0139934, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Instrument No. 20031006-0147480, Register's Office of Davidson County, Tennessee.

Subject to Deeds of Conveyance/Easements in favor of the Metropolitan Government of Nashville and Davidson County as shown of record in Book 3961, Page 681; Book 7061, Page 172; Book 7061, Page 196; Book 9523, Page 164; Book 9523, Page 168; Book 11030, Page 731 and Book 11201, Page 708, Register's Office of Davidson County, Tennessee.

Articles of Incorporation for River Glen Homeowners Association as shown of record in Book 8069, Page 158, Register's Office of Davidson County, Tennessee.

Charter for River Glen Property Owners Association, Inc. as shown of record in Instrument No. 20020425-0051348, Register's Office of Davidson County, Tennessee.

Subject to a flowage easement in favor of USA as shown of record in Book 2200, Page 119, Register's Office of Davidson County, Tennessee.

Subject to a PUD boundary survey as shown of record in Plat Book 6900, Page 650 and 651, and Condominium Site Plan as shown of record in Plat Book 6900, Page 671, said Register's Office of Davidson County, Tennessee.

Subject to easements as shown of record in Book 7296, Page 484; Book 11030, Page 731; Book 11201, Page 708 and Instrument No. 20010816-0088874, Register's Office of Davidson County, Tennessee.

Subject to Master Deed as shown of record in Book 7566, Page 571, as amended in Instrument No. 20040915-0111299, and a Resolution of record in Instrument No. 20040915-0111301, said Register's Office.

Subject to a Deed for common area as shown of record in Instrument No. 20020503-0054718 and a plat for open space of record in Instrument No. 20030319-0036614, Register's Office of Davidson County, Tennessee.

Subject to the effect, if any, to the Declaration of Submission of River Glen, Phase V, Section I, contained in instruments of record in Instrument No. 20030425-0055853 and Instrument No. 20030522-0069839 and Phase Five, Section Three of record in Instrument No. 20020425-0051349, said Register's Office.

Subject to any homeowner association/maintenance fees that may be assessed.

Davidson County DEEDWARR
Recvd: 07/28/08 15:15 2 pgs
Fees:13.00 Taxes:519.85
20080728-0077142

unimproved ☐

This is improved ☒ property, known as 3116 Penn Meade Way, 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.

Witness my hand this 17th day of July, 2008.

Steve Rainey

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 17th day of July, 2008.

Commission expires: 10/26/08

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075