WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/08 13:36 2 pgs
Fees:13.00 Taxes:506.90
20080814-0083798

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/8/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 429 Henslee Drive Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN RAINES	Owner	12810015300
(NAME)	(NAME)	
234 COLT Drive		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN		
(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, **LEMIEL TELFORD AND WIFE, JOYCE O. TELFORD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN RAINES AND WIFE, MANDY RAINES,** 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. 150 ON THE PLAN OF STACY SQUARE, SECTION 4, AS OF RECORD IN BOOK 4460, PAGE 12, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LEMIEL TELFORD AND WIFE, JOYCE O. TELFORD BY WARRANTY DEED FROM C & S BUILDERS, INC., A TENNESSEE CORPORATION, RECORDED DECEMBER 22, 1971, IN BOOK 4563, PAGE 594, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2008 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 234 COLT Drive, NASHVILLE, TN

(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 24th day of July, 2008.

LEMIEL TELFORD

JOYCE O. TELFORD

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, LEMIEL TELFORD AND WIFE, JOYCE O. TELFORD with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 24th day of July, 2008.

Commission expires: 9-23-08

JOYCE JORDAN Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2008