WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/08 10:48 2 pgs
Fees:13.00 Taxes:554.63
20080917-0095005

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant Joseph S. Raiker

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF SEPTEMB ER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARIAL SEAL
TIMOTHY S. WINTERS, Notary Public
Upper Dublin Twp., Montgomery County
My Commission Expires February 26, 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph S. Raiker	Countrywide Bank, FSB	Map 86-7
(NAME) 1304 Presidential Trace	(NAME) 801 Crescent Centre Drive	Parcel 140
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin, TN 37067	
(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, **JOSEPH PIERCEALL, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH S. RAIKER AND WIFE, LACY RAIKER,** 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, Tennessee, being Lot No. 291 on the Plan of Jackson's Retreat, Phase 5A, of record in Plat Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph Pierceall, unmarried, by deed dated May 16, 2007 from Tyrone R. Jay, unmarried, of record in Instrument #20070518-0059486, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 309, said Register's Office; (c) restrictive covenants of record in Book 6806, page 256, Book 7127, page 775 and Book 6482, page 679, said Register's Office; and (d) Bylaws of record in Book 5745, page 294, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1304 Presidential Trace, Hermitage, Tennessee 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 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 12th day of September, 2008.

Joseph Pierceall By Kevin Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2008, before me personally appeared Kevin Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Joseph Pierceall and acknowledged that he executed the same as the free act and deed of Joseph Pierceall.

Witness my hand and official seal at Nashville, Tennessee this 12th day of September, 2008.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Notary Public