Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/08 10:06 2 pgs
Fees:13.00 Taxes:503.20

20081218-0121059

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHLEEN TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

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
Michele Earl	Magna Bank	052130B28500CO
(NAME) 3256 Penn Meade Way	(NAME) P O Box 17257	
(ADDRESS) Nashville TN 37204	(ADDRESS) 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, Steve Rainey, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michele Earl, unmarried, 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. 47 on the Plan of River Glen, Phase 3, Section 2, as shown of record on Plat in Instrument No. 20020917-0113231, and as described in the Master Deed of record in Book 7566, Page 571, amended in Instrument No. 20040915-0111299; Resolution in Instrument No. 20040915-0111301 and amended in Instrument No. 20030617-0083416, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve Rainey, unmarried by deed from Daryl Spicer, married a/k/a Daryll Spicer, filed of record as Instrument No. 20080721-0074846, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Instrument No. 20020917-0113231, Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreement as shown of record in Instrument No. 20010816-0088874, 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 water and sewer line easements as shown of record in Book 7061, Page 172; Book 7061, Page 196; Book 9523, Page 164 and Book 9523, Page 168, 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. 20030617-0083416; 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 and Drainage Easement of record in Instrument No. 20030319-0036614, Register's Office of Davidson County, Tennessee.

Subject to a Transmission line easement as shown of record in Book 3961, Page 681, Register's Office of Davidson County, Tennessee.

Subject to Agreed Final Order as shown of record in Book 11201, Page 708, Register's Office of Davidson County, Tennessee.

Subject to Order of Possession as shown of record in Book 11030, Page 731, Register's Office of Davidson County, Tennessee.

Subject to an easement to cross properties as shown of record in Book 7296, Page 484, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 6762, Page 208, and Instrument No. 20020425-0051349, Register's Office of Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 3256 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 December, 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 executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 17th day of December, 2008.
Commission expires: May 3, 2010

Delaina D. Scoby Notary Public

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY