WARRANTY DEED

G-PR-10-0921

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

5-25-10
Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Jacobson	Wells Fargo Bank, N.A.	
6035 S. Kimbark Ave.	(NAME) 121 Suburban Rd, 1st Fl	
(ADDRESS) Chicago, IL 60637	(ADDRESS) Knoxvillle, TN 37923-5588	118-09 174.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BENJAMIN L. RAINS AND WIFE, TAMMY H. RAINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID A. JACOBSON , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 15, SUTTON HILL SECTION OF MARENGO PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 67, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM BENJAMIN L. RAINS AND TAMMY R. HINKLE, BOTH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP TO BENJAMIN L. RAINS AND WIFE, TAMMY H. RAINS AS RECORDED ON THE 11TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061011-0126352 AND WARRANTY DEED FROM JEREMY C. BARLOW AND WIFE, ALISON B. BARLOW TO BENJAMIN L. RAINS AND TAMMY R. HINKLE, BOTH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AS RECORDED ON THE 27TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051227-0154373, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 974, PAGE 67; BOOK 3946, PAGE 995; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 921 Marengo Lane, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100033229 DEEDWARR
Recvd: 06/02/10 11:31 2 pgs
Fees:13.00 Taxes:1213.60
20100602-0042382

Witness my/our hand(s) this 25th day of May, 2010.

Benjamin L. Rains

Tammy H. Rains

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin L. Rains and Tammy H. Rains, the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal, this the 25th day of May, 2010.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903