File No. 100467

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-28-13

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20100045958 DEEDWARR
Recvd: 07/27/10 13:14 2 pgs
Fees: 13.00 Taxes: 196.10

20100727-0058889

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila D. Rainey	SWBC Mortgage Corporation	052 01 0 061.00
(NAME)	(NAME)	
235 Harrington Avenue	213 Overlook Circle, Suite A-4	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37037	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Venus D. Whalen (now known as Venus D. Zettlemoyer), a married woman, and Daniel W. Whalen, a married man, tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheila D. Rainey, an unmarried person, 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. 9, Block B, on the Plan of Crittenden Estates, of record in Book 974, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Venus D. Whalen and Daniel W. Whalen, tenants in common with right of survivorship by deed from Jimmy Herschel Bailiff and John Wayne Bailiff, dated September 21, 2007 and recorded on October 2, 2007 in Instrument No. 20071002-0116981, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Venus D. Zettlemoyer and Venus D. Whalen being one and the same person.

Larry E. Zettlemoyer in joins to convey any and all right and interest he may have; especially his marital rights.

Spouse of Daniel W. Whalen has never occupied subject property as homestead.

unimproved ☐

This is improved ☒ property, known as 235 Harrington Avenue, Madison, TN 37115

(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

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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 28th day of June, 2010.

Larry E. Zettlemoyer

Venus D. Zettlemoyer

Daniel W. Whalen

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Venus D. Zettlemoyer and husband Larry E. Zetlemoyer, and Daniel W. Whalen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2010.

Commission expires: 2/28/12

Notary Public

Rebecca Campbell State Of Tennessee Notary Public Sumner County