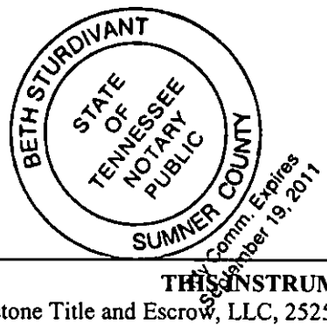
# WARRANTY DEED




STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$171,600.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2011

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cornerstone Title and Escrow, LLC, 2525 Lebanon Pike, Ste.101, Bldg C, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Rachel Diane Womack** | **Rachel Diane Womack** | **07215019500** |
| (NAME) | (NAME) | |
| **1614 Riverside Dr.** | **1614 Riverside Dr.** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, Tennessee 37216** | **Nashville, TN 37216** | |
| (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,

**Cindy L. Baines and Timothy R. Baines**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Rachel Diane Womack and husband, Tyler Womack**

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. 8 on the Plan of Porter Road Subdivision of Lot Nos. 2-7 on Shinkle's Subdivision, as shown of record in Plat Book 843, Page 38, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MICHAEL LEONE by Deed from MARTHA L. KINCAID, GLADYS JOHNSON, RUBY G. PHILLIPS AND JOHN W. BROWN, dated 05/24/2006 and filed for record on 06/06/2006 in Instrument 200606060066581, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to FEDERAL HOME LOAN MORTGAGE CORPORATION by Deed from SHAPIRO & KIRSCH LLP, AS SUBSTITUTE TRUSTEE, dated 11/16/2009 and filed for record on 11/25/2009 in Instrument 200911250108470, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to CINDY L. BAINES AND TIMOTHY R. BAINES by Deed from FEDERAL HOME LOAN MORTGAGE CORPORATION, dated 05/17/2010 and filed for record on 06/04/2010 in Instrument 201006040043614, Register's Office for DAVIDSON County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1614 Riverside Dr., Nashville, TN 37216**
(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.

BILL GARRETT, Davidson County
Trans:T20110005749 DEEDWARR
Recvd: 01/28/11 13:19 2 pgs
Fees:13.00 Taxes:634.92
20110128-0007897

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 **26th** day of **January, 2011.**

Cindy L. Baines

**Cindy L. Baines**

Timothy R. Baines

**Timothy R. Baines**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, a Notary Public of said County and State, **Cindy L. Baines and Timothy R. Baines** the within named Seller(s) 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, at office, this **January 26, 2011**

**Notary Public**

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 19, 2011