BILL GARRETT, Davidson County
Trans:T20110018122 DEEDWARR
Recvd: 03/29/11 08:52 2 pgs
Fees:13.00 Taxes:462.50
20110329-0023910

STATE OF TENNESSEE
COUNTY OF GILES

The actual consideration or value whichever is greater is $125,000.00.

AFFIANT

Subscribed and sworn before me this the 14 day of March, 2011.

TERRY W. RISNER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
September 19, 2011

My commission expires:

NOTARY PUBLIC

WARRANTY DEED

This instrument prepared by:
Giles Title & Escrow Services, LLC
203 North First Street
Pulaski, TN 38478

Address of New Owner:
Jeffery Wade Uselton
609 Kennington South
Nashville, TN 37214

Send Tax Bills To:
NEW OWNER

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED

THELMA A. RAINS, unmarried

HEREINAFTER CALLED THE GRANTOR, HAS THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO:

JEFFERY WADE USELTON, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 17, on the plan of Section One, Villages of Larchwood, of record in Plat Book 7900, page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Thelma A. Rains, unmarried, by Warranty Deed dated April 12, 1991, from Frank Batson Homes, Inc. of record in Deed Book 8331, page 668, Register's Office for Davidson County, Tennessee.

MAP & PARCEL - 108040A01700CO

This is improved property known as: 609 Kennington South, Nashville, TN 37214.

Subject to taxes for the year 2011, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

Subject to Restrictive Covenants of record in Book 8067, page 792 and Book 8150, page 765, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on plat of record in Plat Book 7900, page 106, Register's Office for Davidson County, Tennessee.

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, his heirs or assigns, forever, and we do covenants with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have 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, his heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular and use of any gender shall be applicable to all genders.

SUBSCRIBED AND SWORN BEFORE ME THIS THE 24th DAY OF MARCH, 2011.

Thelma A. Rains, by
Deborah Rains Hall, Attorney-In-Fact
THELMA A. RAINS, BY DEBORAH RAINS HALL, ATTORNEY IN FACT (POA of record in Instrument Number 20100727-0058662, Register's Office for Davidson County, Tennessee)

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public in and for the above State and County, Deborah Rains Hall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-In-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of March, 2011.

My Commission Expires: _____

TERRY W. RISNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF GILES

TERRY W. RISNER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
September 19, 2011

NOTARY PUBLIC