WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110054244 DEEDWARR
Recvd: 09/01/11 13:38 2 pgs
Fees:13.00 Taxes:277.50
20110901-0067905

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF DEANIE L. GREGORY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Lana LeMay, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2011.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

Return to: Realty Title & Escrow
1285 ~~138~~ N. Mt. Juliet Rd
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lenora Abel	Peoples Home Equity	050100C335CO
(NAME)	(NAME)	
3505 Rainwood Dr.	213 Ward Circle, #201	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, LANA LEMAY, AS TRUSTEE OF THE 3505 RAINWOOD DR. TRUST, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LENORA ABEL, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Chesapeake Homes, Section Six, Phase 1, of record in Instrument No. 20011026-0117230, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lana Lemay, Trustee of the 3505 Rainwood Dr. Trust by Warranty Deed from Leonard Custom Homes, Inc., dated February 4, 2011 of record in Instrument No. 20110223-0014829, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., AS MAY BE SET FORTH ON THE PLAN OF CHESAPEAKE HOMES, SECTION SIX, PHASE 1, OF RECORD AS INSTRUMENT NO. 20011026-0117230 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD AS INSTRUMENT NO. 20011025-0117084 AND IN INSTRUMENT NO. 20030611-0080742, RE-RECORDED IN INSTRUMENT NO. 20030625-0087223, SAID REGISTER'S OFFICE AND STORMWATER DETENTION AGREEMENTS OF RECORD AS INSTRUMENT NO. 20010628-0068560 AND 20010801-0081581, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO DEDICATION OF OPEN SPACE TO HOMEOWNERS ASSOCIATION OF RECORD AS INSTRUMENT NO. 20060628-0077212, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 3505 Rainwood Drive, Nashville, TN 37207
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 30th day of August, 2011.

Lana LeMay, Trustee

Lana LeMay, as Trustee of the
3505 Rainwood Dr. Trust

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lana Lemay, Trustee of the 3505 Rainwood Dr. Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 30th day of August, 2011.

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Deanie L. Gregory

Notary Public

My Commission Expires: 3-3-2014

