BILL GARRETT, Davidson County
Trans:T20110058946 DEEDWARR
Recvd: 09/22/11 11:03 2 pgs
Fees:13.00 Taxes:388.50

20110922-0073443

WARRANTY DEED

Record & Return TO

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Lisa Sheppard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2011

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Sanders	New Owner	07309014900
(NAME)	(NAME)	
2009 Upland Drive	401 Gentry Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37206	
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

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, I/WE, **Martha J. Rainey**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lee Sanders**, 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. 56 on the Plan of Henderson Gardens, Section 1, of record in Book 2900, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 75.0 feet on the northerly margin of Upland Drive and runs back between lines measuring 137.0 feet on the westerly side and 139.1 feet on the easterly side to a dead line in the rear on which it measures 107.9 feet.

Being the same property conveyed to Donald Ray Rainey and wife, Juanita F. Rainey, by Warranty Deed from Wheeler Construction Company, Inc., dated June 28, 1961 and filed of record on June 28, 1961 in Book 3250, page 97, Register's Office of Davidson County, Tennessee. Donald Ray Rainey having since died December 29, 1965.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2009 Upland Drive, Nashville, TN 37216

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, has 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.

Witness our hands this **31st** day of **August, 2011**

Martha J. Rainey by
Janet Rainey Smith
Attorney in Fact

Martha J. Rainey by Janet Rainey Smith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31th day of August, 2011, before me personally appeared Janet Rainey Smith, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Martha J. Rainey, and who acknowledged that she executed the same as the free act and deed of the said Martha J. Rainey, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20110810-0061609, said Register's Office..

Witness my hand and official seal this 31st day of August, 2011.

NOTARY

My Commission Expires: _____

