BILL GARRETT, Davidson County
Trans:T20110075139 DEEDWARR
Recvd: 11/29/11 14:36 2 pgs
Fees:13.00 Taxes:347.80
20111129-0092790

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Thomas Grant
611 Nawakwa Trail
Madison, TN 37115

MORTGAGEE
Wilson Bank & Trust
1436 West Main Street
Lebanon, TN 37087

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 063-01-0
PARCEL 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Steve Rainey, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas Grant and wife, Tiffany Grant,** 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 part of Lot 1, Nawakwa Hill Annex, of record in Plat Book 843, Page 64, Register's Office for said County, described as follows: Beginning at a point in the southern margin of Nawakwa Trail, 850.13 feet from a concrete monument in the south margin of Nawakwa Trail as now located, the said monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neely's Bend Road; thence North 66 degrees 13 minutes East 116.0 Feet to a point; thence extending back between two parallel lines, 198.73 feet on the southerly line and South 16 degrees 40 minutes East 200.30 feet on the easterly line to a line in the rear on which it measures 91.2 feet.

Being the same property conveyed to Steve Rainey, unmarried, by Warranty Deed from Franklin Funding, Inc, dated July 22, 2010 and filed of record in Instrument No. 20100728-0059033, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 843, Page 64, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **611 Nawakwa Trail Madison, TN 37115.**

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.

Witness our hands this 22nd day of November, 2011.

Steve Rainey

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steve Rainey, unmarried, the bargainor(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 and official seal this 22nd day of November, 2011.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.6.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $94,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of November, 2011.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.6.12