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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110077297 DEEDWARR
Recvd: 12/07/11 10:29 3 pgs
Fees:18.00 Taxes:629.00
20111207-0095426

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2011

Notary Public

MY COMMISSION EXPIRES: 7/31/

(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan P. Thomas	Fifth Third Mortgage Company	15602005600
(NAME)	(NAME)	
756 Harpeth Bend Drive	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH, 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Rhonda Sue Bourke and Brenda Lee Gainey**, both unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan P. Thomas and Denise Thomas**, husband and wife 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. 367 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, page 15, Register's Office for said County.

Said lot fronts 80 feet on the westerly side of Harpeth Bend Drive and extends back between parallel lines 197 feet to a dead line.

Being the same property conveyed to Talford M. Gainey and wife, Doris W. Gainey, by deed from Proctor and Hibbett Construction Co., Inc. dated 6/29/70 of record in Book 4428, Page 326, Register's Office of Davidson County, Tennessee. Talford M. Gainey predeceased Doris W. Gainey leaving her as surviving tenant by the entirety. Doris W. Gainey died testate on 6/4/10. Under Last Will and Testament of Doris Shirley Gainey the property herein described was devised to Rhonda Sue Bourke and Brenda Lee Gainey. Reference made to Order Admitting Will of Doris Shirley Gainey for Muniment of Title entered In Re: Estate of Doris Shirley Gainey, No. 10P-933, Seventh Circuit Court for Davidson County, Tennessee, of record in Instrument No. 201007010051619, said Register's Office.

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 X property, known as 756 Harpeth Bend Drive, Nashville, TN 37221

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 **30th** day of **November, 2011**

Rhonda Sue Bourke by Brenda Lee Gainey as Attorney in Fact

Rhonda Sue Bourke by Brenda Lee Gainey as Attorney In Fact

Brenda Lee Gainey

Brenda Lee Gainey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Brenda Lee Gainey**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **November, 2011**

Notary Public

My commission expires: 5/4/15

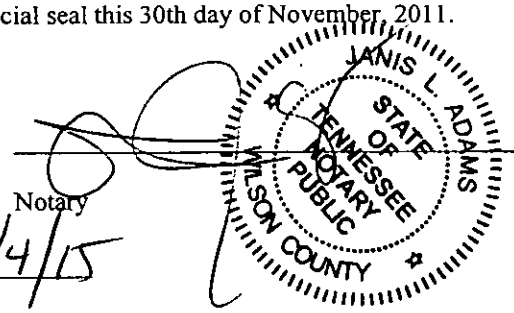
JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of November, 2011, before me personally appeared Brenda Lee Gainey known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Rhonda Sue Bourke, and who acknowledge the she/he executed the same as the free act and deed of said Rhonda Sue Bourke, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20111207-0095425, said Register's Office.

Witness my hand and official seal this 30th day of November, 2011.



Notary

My Commission Expires: 5/4/15