Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075



My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE 18187
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 2011.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Jason S. Whinnery	Send Tax Bills To: New Owner
(Name) 206 Beverly Drive	(Name)
(Street Address or Route Number) Madison, TN 37115	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20110082631 DEEDWARR
Recvd: 12/30/11 09:06 2 pgs
Fees:13.00 Taxes:688.20
20111230-0102043

Map-Parcel Number(s): 04215011200

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, Michael Raines, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason S. Whinnery and wife, Angela D. Whinnery, , as tenants by the entirety 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. 44 on the Plan of Blair Heights, Section III, as of record in Book 2133, page 104, Register's Office for said County.

Said Lot No. 44 fronts 225 feet on the westerly side of Beverly Drive and runs back 187.03 feet on the northerly line and 217.47 feet on the southerly line to a dead line in the rear measuring 163.6 feet thereon.

BEING the same property conveyed to Michael Raines by Warranty Deed from Michael Lewis Atchley, dated February 11, 2011, and filed in Instrument No. 20110215-0012955, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

The above described property was for investment and never the residence of the grantor.

This is improved property known as 206 Beverly Drive, 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 GRANTEE, their 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, 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 his/her/their hand(s) this 22nd day of December, 2011.

Seller

Michael Raines

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Michael Raines, married, 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 at Nashville, Tennessee, this 22nd day of December, 2011.

My commission expires 11/ 5/2014.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014