Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1314

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter J. Strianse and wife, Laura M. Strianse**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robin M. Rains,** _____, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Devonshire Manor, Section One, of record in Book 5200, page 122 and 123, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Peter J. Strianse and wife, Laura M. Strianse, by deed from D. Mark Simmons and wife, Martha Simmons, dated July 7, 1995, of record in Book 9728, page 929, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2455 Old Hickory Boulevard, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of August, 2012.

Peter J. Strianse

Laura M. Strianse

BILL GARRETT, Davidson County
Trans:T20120066973 DEEDWARR
Recvd: 09/06/12 14:17 2 pgs
Fees:13.00 Taxes:2904.50
20120906-0080869

State of Tennessee)
County of Davidson)

On this 28th day of August, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Peter J. Strianse and Laura M. Strianse, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as ~~a free act and deed~~.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 785,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of August, 2012.

Notary Public

My Commission Expires 5/20/14

ANGELA POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NEW OWNER:
Robin M. Rains
2455 Old Hickory Boulevard
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
157-98