WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20120076576 DEEDWARR
Recvd: 10/09/12 12:02 2 pgs
Fees: 13.00 Taxes: 540.20

20121009-0092424

STATE OF TN
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$146,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/2014.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Main Street Title, Inc., 2400 Crestmoor Rd, #18, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Somsack	**William J. Somsack**	
(NAME) **7871 Rainey Dr.**	(NAME) **7871 Rainey Dr.**	182-06-0-A-026.00 CO
(ADDRESS) **Cane Ridge, TN 37013**	(ADDRESS) **Cane Ridge, TN 37013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

Pamela D. Wipf, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William J. Somsack, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section One, Old Hickory Hills, as shown on plat of record in Instrument No. 20011023-0115382, Registers office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pamela D. Wipf by Deed from B & B Investment Properties, dated 12/12/2006 and filed for record on 12/13/2006 in Instrument 200612130153522, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **7871 Rainey Dr., Cane Ridge, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this **4th** day of **October, 2012.**

Pamela D. Wipf by J. Charles Kelly as atty in fact

STATE of TN

COUNTY OF Davidson

Before me, the undersigned Notary Public in and for said County in said State, personally appeared J. Charles Kelly as Power of Attorney for Pamela D. Wipf with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the instrument for the purposes therein contained, and who further acknowledged that J. Charles Kelly is the Power of Attorney of the maker, and is authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this the 4th day of October 2012.

Notary Public
My Commission Expires: 5/20/2014

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY