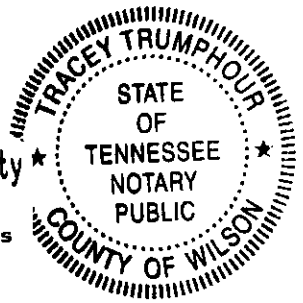
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20120086425 DEEDWARR
Recvd: 11/13/12 11:31 2 pgs
Fees:13.00 Taxes:493.95

20121113-0104287

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Randal R. Norris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2012.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randal R. Norris	Regions Bank	07503004900
(NAME)	(NAME)	
732 Blue Brick Pl	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nelda L. Raines, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Randal R. Norris, married**, hereinafter called the GRANTEE(S), their heirs and/or 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. 142 on the Plan of Tulip Grove, Section Three, as of record in Plat Book 3700, page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Nelda Lannom Griffin by Deed from James E. McCormack and wife, Wylodean McCormack, dated 08/03/1979 and filed for record on 08/07/1979 in Book 5478, Page 48, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nelda Lannom Griffin (now Raines) and husband G.B. Raines, as tenants by the entirety by Deed from Nelda Lannom Griffin, dated 02/22/1985 and filed for record on 02/25/1985 in Book 6498, Page 790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monika Griffin Brown a 1/3 interest by Deed from Nelda Lannom Griffin (now Raines) et vir G.B. Raines, dated 08/14/1997 and filed for record on 08/21/1997 in Book 10576, Page 620, Register's Office for Davidson County, Tennessee.
The said Nelda L. Raines being one in the same as Nelda Raines.
Being the same property conveyed to Nelda L. Raines by Deed from G. B. Raines and Monika Griffin Brown, a married woman, dated 04/25/2007 and filed for record on 05/04/2007 in Instrument 200705040053941, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3700, Page 146, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 520 Albany Drive, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 7th day of November, 2012.

Nelda Raines by Monika Brown, ha attorney in fact

Nelda Raines
by Monika Brown, her attorney in fact

State of Tennessee
County of Wilson

On this 7th day of November, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Monika Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Nelda Raines, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20121113-0104286, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 7th Day of November, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON