BILL GARRETT, Davidson County
Trans:T20130038135 DEEDWARR
Recvd: 05/07/13 14:23 2 pgs
Fees:13.00 Taxes:508.75
20130507-0046083

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Christopher D. England
8207 Terry Lane
Hermitage, TN 37076

MORTGAGEE
Franklin American Mortgage Co.
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 075-14-0
PARCEL 090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Steve Rainey, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher D. England, unmarried,** 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. 37 on the plan of Hermitage Estates, Section Four, being a Resubdivision of Lot 174 & Reserved Parcels J & K of Hermitage Estates, of record in Book 3700 page 148, Register's Office for said County.

Being the same property conveyed to Steve Rainey, by Quitclaim Deed from Josh Pride and Brittany L. Pride, husband and wife, dated January 14, 2013 and filed of record in Instrument No. 20130116-0005119, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4182, Page 78, and in Book 4140, Page 232; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 3700, Page 148, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **8207 Terry Lane Hermitage, TN 37076.**

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 our hands this 30th day of April, 2013.

Steve Rainey

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steve Rainey, unmarried, 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 this 30th day of April, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $137,500.00.

AFFIANT

Subscribed and sworn to before me this 30th day of April, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: