QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20130040039 DEEDQC
Recvd: 05/14/13 10:31 3 pgs
Fees: 17.00 Taxes: 0.00

20130514-0048391

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-2-13

(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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 NUMBER
Ronald G. Rains	Ronald G. Rains	64-16-0-A-104.00CO
(NAME)	(NAME)	
P.O. Box 505	P.O. Box 505	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Riverside Properties, general partnership**, hereinafter called the Grantor(s), has quitclaimed unto **Ronald G. Rains, married and Patrick L. Rains, 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 Unit 104 on the Plan of Jackson Meadow Condominium, Phase 1, of record in Plat book 6900, page 527, 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 Riverside Properties, a general partnership, by deed dated 6/3/2005 and filed for record on 6/9/2005 from SunTrust Bank, a Georgia Bank, successor in interest to National Bank of Commerce, of record in Instrument No. 20050609-0065919.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any plat of record

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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 104 General Jackson Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 10th day of May, 2013.

RIVERSIDE PROPERTIES, GENERAL PARTNERSHIP

Ronald G. Rains
Partner

Patrick L. Rains
Partner

Keith A. Overstreet
Partner

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald G. Rains, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of Riverside Properties, a general partnership, the within named bargainer, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and Official seal this 10th day of May, 2013.

Notary Public
My Commission Expires: 9-2-13

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick L. Rains, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of Riverside Properties, a general partnership, the within named bargainer, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and Official seal this 10th day of May, 2013.

Notary Public
My Commission Expires: 9-2-13

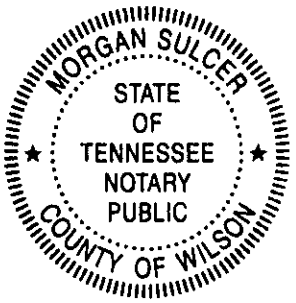
MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith A. Overstreet, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of Riverside Properties, a general partnership, the within named bargainer, a partnership, and that himself as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and Official seal this 10th day of May, 2013.

Notary Public
My Commission Expires: 9-2-13



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