WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/13 14:39 2 pgs
Fees:13.00 Taxes:1646.50
20130715-0073069

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$445,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 12th day of July, 2013

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kyle Young	Pinnacle Bank	101-00-0-082.00
6814 River Road Pike	150 3rd Avenue South, Suite 900	
Nashville, Tn 37209	Nashville, TN 37201	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Randy Raines and Tiffany Ford, fka Tiffany Raines**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kyle Young and Sheri Young, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey prepared by Kohl-Coode and Associates, dated November 19, 1973 and described as follows:

Beginning at an iron pin in the westerly margin of River Road and being the southeast corner of the herein described tract and the northeasterly corner of Pickney; thence along the margin of said River Road along a curve whose radius is 924.93 feet for a distance of 520.81 feet to an iron pin in the westerly margin of said River Road; thence south 39 deg. 50' west 604.24 feet to an iron pin; thence south 85 deg. 46' east 502.63 feet to the beginning, being a triangular parcel of land containing 3.12 acres, more or less.

Being the same property conveyed to Randy Raines and wife, Tiffany Raines, by deed from Janet Myrea Steakley, on December 8, 2004, of record in Instrument Number 20041214-0148806, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **6814 River Road Pike, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 12, 2013.

Randy Raines

Tiffany Ford f/k/a Tiffany Raines

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Randy Raines and Tiffany Ford** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 12, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY