BILL GARRETT, Davidson County
Trans:T20130072051 DEEDWARR
Recvd: 08/21/13 08:03 3 pgs
Fees:18.00 Taxes:432.90
20130821-0087913

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-6018R

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF August, 2013.

Notary Public

Commission Expiration: 1-6-15

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

ADDRESS OF NEW OWNER:
Thelma H. Lemus
2707 Whorley Court
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
15001006900

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timmy E. Raines, Sr. and wife, Anita Cook

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thelma H. Lemus and Jose Noe Avelar-Nunez, husband and wife and Iris G. Lemus, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2707 Whorley Court, Nashville, Davidson County, TN 37217.

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 8th day of August, 2013.

Timmy E. Raines Sr.
Timmy E. Raines, Sr.

Anita Cook
Anita Cook

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timmy E. Raines and wife, Anita Cook,** 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 at Smyrna, Tennessee this 8th day of August, 2013.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public

Commission Expiration:

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 250 on the Plan of Edge-O-Lake Estates, Section III, as of record in Book 3600, page 82, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Whorley Court at the corner of Lots No. 249 and 250, thence with said Court, northerly 72.59 feet to a monument at the beginning of a curve; thence around said curve in a westerly direction 86.22 feet to a monument; thence continuing west with the curve of said street, 17.91 feet to the corner of Lots No. 250 and 251; thnce southerly with the line of said lots, 136.79 feet to a point in the north line of Lot No. 248; thence along the rear line of Lot No. 248 easterly 23.68 feet to a corner of Lot No. 249 and 250; thence east along the common line of Lots 248, 249, 250, 128.99 feet to the point of beginning.

Being the same property conveyed to Timmy E. Raines Sr., unmarried, by deed from Richard S. Gibbons, dated November 23, 1999, of record in Instrument No. 19991209-0301584, Register's Office for Davidson County, Tennessee.