WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.19.17

(AFFIX SEAL)

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 NUMBERS
Ronald G. Rains		086-14-OA-208.00
(NAME)	(NAME)	
P.O. Box 505	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN. 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140011580 DEEDWARR
Recvd: 02/19/14 10:24 2 pgs
Fees:13.00 Taxes:318.20
20140219-0014149

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, I, **Marilyn B. Jordan, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ronald G. Rains, married and Patrick L. Rains, unmarried as joint tenants with rights of survivorship**, 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. 208, on the plan of Stage Three, Hermitage Meadows, as shown on plat of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marilyn B. Jordan, unmarried by Warranty Deed dated 09/26/2002 from Mary Ann Tackett of record in Instrument 200209300118391, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 6250, Page 300, said Register's Office.
Restrictions of record in Book 6034, Page 365, said Register's Office.
By-Laws of record in Book 6034, Page 383, said Register's Office.
Said By-Laws were amended of record in Book 7660, Page 612, said Register's Office.
Said By-Laws were amended of record in Instrument 200103270029002, said Register's Office.
Easement of record in Book 6716, Page 815, said Register's Office.
Grant of Easement Easement of record in Instrument 201211140104689, said Register's Office.
Charter of record in Book 6034, Page 376, said Register's Office.
Charter Amendment of record in Book 7466, Page 25, said Register's Office.
Charter Amendment of record in Book 8275, Page 843, said Register's Office.

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 208 Thistle Lane, 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 14th day of February, 2014.

Marilyn B. Jordan

State of Tennessee
County of Wilson

Personally appeared before me Marilyn B. Jordan, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of February, 2014.

Notary Public
My Commission Expires: 8.19.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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