File Box 8

BILL GARRETT, Davidson County
Trans:T20140045179 DEEDWARR
Recvd: 06/25/14 14:11 2 pgs
Fees:13.00 Taxes:636.40
20140625-0055669

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of June, 2014.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Gaines, *et ux* 20 Peachtree St. Nashville, TN 37210	**HARPETH MORTGAGE, LLC** **2021 GALLATIN PIKE, #280** **MADISON, TN 37115**	11906028000

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Two Thousand and 00/100 Dollars ($172,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **NANCY JANE KNOX, TRUSTEE OF THE NANCY JANE KNOX REVOCABLE LIVING TRUST U/A/D OCTOBER 10, 2006**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES R. GAINES AND CLARA JO AN GAINES, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the plan of Section One, Rosewood Estates of record in Book 4955, Page 29, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy Jane Knox, as Trustee of the Nancy Jane Knox Revocable Living Trust, by deed from Venis Siffrard and wife, Anne Marie Siffrard, in Instrument No. 20061102-0136060, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 4955, Page 29; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 20 Peachtree Street, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 23 day of June, 2014.

THE NANCY JANE KNOX REVOCABLE
LIVING TRUST

Nancy Jane Knox, Trustee

By: Nancy Jane Knox, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 23 day of June, 2014, before me, appeared Nancy Jane Knox, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Trustee of The Nancy Jane Knox Revocable Living Trust U/A/D October 10, 2006, and that said instrument was signed in behalf of said Trust, and said Trustee acknowledged said instrument to be the free act of deed of said Trust.

WITNESS my hand and seal, this the 23 day of June, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Notary Public

My commission expires: 12/23/2014