BILL GARRETT, Davidson County
Trans:T20140057158 DEEDWARR
Recvd: 08/05/14 15:30 2 pgs
Fees:13.00 Taxes:499.50
20140805-0070423

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jason Rainwater
70 N. Brookshire
Ventura, CA 93003

SEND TAX BILL TO:
New Owner

MAP/PARCEL 094-13-0-008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Amanda West, married,** has this day bargained and sold, and does hereby transfer and convey unto **Jason Rainwater, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 1 of Block "K" on the Plan of Hermitage Addition to Nashville of record in Plat Book 57, Page 42 and 43, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 40 feet on the southerly side of the Lebanon Pike or Fillmore Street extended; and runs back between parallel lines, with the easterly line of Keith Street, 154 1/2 feet to an alley.

Being the same property conveyed to Amanda West by Executrix's Deed from Amanda Baucom a/k/a Amanda Baucom West, Executrix of the Last Will and Testament of Raymond Ross Baucom, deceased, and as the only Devisee in said Last Will and Testament of Raymond Ross Baucom of record in Instrument No. 20050523-0057560 Register's Office for Davidson County, Tennessee, dated April 5, 2005 and recorded on May 23, 2005.

This is improved property known as: **301 Hermitage Ave, Nashville, Tennessee 37210.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 57, page 42, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of July, 2014.

Amanda West

Amanda West

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Amanda West,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of July, 2014.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 8/3/15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.