Davidson County DEEDWARR
Recvd: 08/18/14 11:20 3 pgs
Fees:18.00 Taxes:364.45
20140818-0074514

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $98,500
(Ninety Eight Thousand and Five Hundred dollars)

AFFIANT SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 8th day of August, 2014.

NOTARY PUBLIC

My commission expires:

Dellana L. Thorn
Notary Public
State of Tennessee
Davidson County

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd, Suite 107
Hermitage, TN 37076

Record and return to:
Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd, Suite 107
Hermitage, TN 37076

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
Jacob Rainey 5510 Country Dr, Unit 45 Nashville, TN 37211	Jacob Rainey Wallace 5510 Country Dr, Unit 45 Nashville, TN 37211	162090A04500CO

Warranty Deed

Effective as of August 8, 2014, for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

AMBER L. WALLACE, UNMARRIED

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JACOB RAINEY AND LEAH RAINEY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows, to wit:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING TOWNHOUSE NO. 45 OF HICKORY VALLEY CONDOMINIUMS, PHASE 2, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN BOOK 4460, PAGE 133, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO AMBER L. WALLACE, UNMARRIED BY WARRANTY DEED FROM LOUIS F. WRIGHT, UNMARRIED AS RECORDED 2-28-1997 IN BOOK 10363, PAGE 32-33.

This is improved property commonly know as 5510 Country Drive Unit 45 Nashville, TN 37211.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 8TH day of AUGUST , 2014.

~~AMBER L.~~ **WALLACE**

State of Tennessee}
County of WILLIAMSON }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, The within named bargainer(s), **AMBER L. WALLACE** ,with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 8TH day of AUGUST , 2014.

Notary Public

My commission expires: 11/6/2017

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Cassie Lovorn, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY