Davidson County	DEEDWARR
Recvd: 08/18/14 15:39	2 pgs
Fees:13.00 Taxes:843.60	
20140818-0074914	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/20/17 (AFFIX SEAL)

KATRINA LEWIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 05-20-2017

R-RP-14-6137

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susan Rayburn and Mike Rayburn	First State Bank	
(NAME)	(NAME)	181-03-0A-055.00-C O
6137 Tuckaleechee Lane	480 Old Hickory Blvd 2nd Floor	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Jackson TN 38305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DAVID W. DAY, JR., UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SUSAN RAYBURN AND MIKE RAYBURN,*** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

* Husband and Wife

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Subdivision Plat, Section Two, Indian Creek Estates, Old Hickory Blvd. of record in Plat Book 9700, Page (s) 558 and 559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David W. Day, Jr., a single man by deed from Mark V. Talbot, unmarried of record in Instrument No. 20130529-0053836 Register's Office for Davidson County, Tennessee, dated May 17, 2013 and recorded on May 29, 2013.

This conveyance is subject to:

- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 9700, Page (s) 558 and 559, Register's Office for Davidson County, Tennessee.
- Instruments of record in Book 10752, Page 553 and amended in Book 11708, Page 575, Supplemental in Instrument No. 20030509-0062505, Instrument No. 20050118-0006063; Instrument No. 20060523-0060562, Instrument No. 20070606-0067790, Instrument No. 20070606-0067791; Amendment in Instrument No. 20000727-0074152, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11033, Page 509, Instrument No. 20000727-0074153 and Instrument No. 20050118-0006063, in the Register's Office for Davidson County, Tennessee.
- Charter of Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common area of record in Book 11033, Page 519, in the Register's Office for Davidson County, Tennessee.
- Easement for Family Cemetery of record in Book 6549, Page 403, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10729, Page 380, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130529-0053836 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 6137 Tuckaleechee Lane, Antioch, Tennessee 37013.

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 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 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/our hand(s) this the 14th DAY OF AUGUST, 2014.

David W. Day, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID W. DAY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017