

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

The actual consideration or value, whichever is greater, is **$116,500.00** (One Hundred Sixteen Thousand Five Hundred).

X _____
AFFIANT

Subscribed to and sworn before me this 4th day of September, 2014.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES: 8.14.17 (NOTARY SEAL)

BILL GARRETT, Davidson County
Trans:T20140066245 DEEDWARR
Recvd: 09/05/14 12:51 2 pgs
Fees:13.00 Taxes:431.05
20140905-0081520

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ronald G. Rains and Patrick L. Rains 755 Kent Road Nashville,TN 37214	**SAME AS NEW OWNERS**	096090A75500CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES D. HARTSFIELD AND ROBERT A. MCDOWELL, joints tenants,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RONALD G. RAINS AND PATRICK L. RAINS,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND 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 Unit No. 755 on the plan of EMERY PLACE CONDOMINIUMS, as shown by plat of record in Plat Book 6250, Page 719, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James D. Hartsfield and Robert A. McDowell, joint tenants, by deed from James H. Miller and spouse, Vicki H. Miller of record in Instrument # 20080417-0038940, Register's Office for Davidson County, Tennessee.

James D. Hartsfield executes this instrument as Attorney-in-Fact on behalf Robert A. McDowell, pursuant to the Power of Attorney recorded in Instrument No. 20140905-0081519 **, Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **755 KENT ROAD** **NASHVILLE,TN 37214**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 201408

WITNESS, this 4th day of September, 2014

James D. Hartsfield

Robert A. McDowell

By: James D. Hartsfield as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of September, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James D. Hartsfield** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal on this the 4th day of September, 2014.

Notary Public

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of September, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James D. Hartsfield**, attorney in fact, to me known to be the person who executed the foregoing instrument on behalf of **Robert A. McDowell** and acknowledged that he executed that same as the free act and deed of the said **James D. Hartsfield.**

WITNESS my hand and official seal this the 4th day of September, 2014.

Notary Public

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

Commission Expires: _____

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

LTSR Number:

GTE File: 201408