Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140073762 DEEDWARR
Recvd: 10/01/14 10:27 3 pgs
Fees:18.00 Taxes:480.63
20141001-0090505

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mario M. Smith and Karen R. Smith	Churchhill Mortgage Corporation	150-05-0-225.00
(NAME)	(NAME)	
401 Safford View Drive	761 Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($129,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Mary Ann Edwards and Michael E. Rains and Charles D. Rains, Jr. and John H. Rains and Patrick J. Rains and Kathleen Greer**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mario M. Smith and Karen R. Smith, husband and wife**, hereinafter called the Grantees, 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 Lot No. 250 on the Plan of Cherry Hills, Section 5, of record in Plat Book 4300, page 156, Register's Office of Davidson County, Tennessee.
Said Lot No. 250, which is a corner lot, fronts 107.94 feet on the westerly margin of Safford View and fronts 81.01 feet on the northerly margin of Brantley Drive, said frontages being joined by a curve having a length of 41.28 feet and extends back 89.94 feet on the westerly line and 127.19 feet on the northerly line to a point of intersection.

Being the same property conveyed to Charlie D. Rains Jr., John H. Rains, Patrick J. Rains, Michael E. Rains, Kathleen Greer and Mary Ann Edwards by Deed from Charlie D. Rains Sr., and wife, Eileen M. Rains dated September 30, 2003 and recorded December 22, 2003 in Instrument No. 20031222-0181709, in said Register's Office for Davidson County, Tennessee.

File Number: SPH-141601

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 401 Safford View Drive, Antioch, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 26th day of September, 2014.

Mary Ann Edwards

Michael E. Rains by Mary Ann Edwards, Attorney In Fact AIF

Charles D. Rains, Jr. by Mary Ann Edwards, Attorney In Fact AIF

John H. Rains by Mary Ann Edwards, Attorney In Fact AIF

Patrick J. Rains by Mary Ann Edwards, Attorney In Fact AIF

Kathleen Greer by Mary Ann Edwards, Attorney In Fact AIF

File Number: SPH-141601

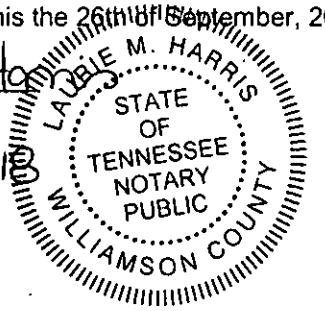
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this the 26th of September, 2014.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18



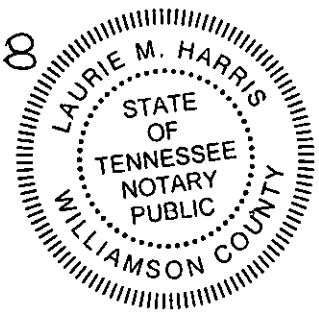
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mary Ann Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael E. Rains, Charles D. Rains, Jr., John H. Rains, Patrick J. Rains and Kathleen Greer, as their Attorney In Fact, under Power of Attorneys of record in the Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Michael E. Rains, Charles D. Rains, Jr., John H. Rains, Patrick J. Rains and Kathleen Greer, under said Power of Attorneys.

Witness my hand and official seal at office in Franklin, Tennessee, this the 26th day of September, 2014.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18



File Number: SPH-141601