BILL GARRETT, Davidson County
Trans:T20140075581 DEEDWARR
Recvd: 10/07/14 09:22 2 pgs
Fees:13.00 Taxes:310.80

20141007-0092712

WARRANTY DEED

STATE OF Tennessee
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF October, 2014.

(Affix Seal) Notary Public

My Commission Expires: 10-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2014-85

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 COOL SPRINGS BLVD, SUITE 201
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ronald G. Rains and Patrick L. Rains	SAME	064.13-0B-078.00 CO
P. O. Box 505		
Hermitage, TN 37076		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Beth L. Davis and husband, Matt Davis**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ronald G. Rains and Patrick L. Rains**, 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:

The land with all the buildings and improvements thereon, situated at 706 Laurel Hill Drive, Town of Old Hickory, 37138, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 706, on the Plan of Laurel Hill Courtyard Homes, of record in Plat Book 6900, page 573, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beth L. Davis, a married woman from Thomas Davis and wife, Beth L. Davis by Quitclaim Deed dated September 1, 2009 and recorded February 17, 2011 in Instrument #201102170013543, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 706 Laurel Hill Drive, Old Hickory, TN 37138.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 2nd day of October, 2014

Beth L. Davis

Matt Davis

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Beth L. Davis and Matt Davis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, Tennessee, this 2nd day of October, 2014.

Notary Public

My Commission Expires: 10-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY