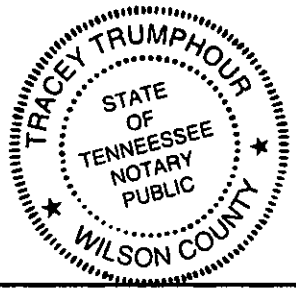
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald G. Rains	Progressive Savings Bank	06402000800
(NAME)	(NAME)	
216 Barley Mill Road	1760 S. Main Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Crossville, TN 38555	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140081433 DEEDWARR
Recvd: 10/29/14 09:24 2 pgs
Fees:13.00 Taxes:799.20
20141029-0099671

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 considerations, the receipt of which is hereby acknowledged, we, **Ruth B. Freeman and Karen F. Moran**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ronald G. Rains and Jane G. Rains husband and wife and Patrick L. Rains, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 120, Section 5, Brandywine Farms, plat of record in Book 4175, Page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ruth B. Freeman, a one-half interest and Karen F. Moran, a one-half interest by Quit Claim Deed dated 10/15/2010 from Ruth B. Freeman of record in Instrument 201010250085237, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 4175, Page 18, said Register's Office.

Restrictive Covenants of record in Book 4242, Page 698, said Register's Office.

Dedication of Easement & Maintenance Agreement For Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument 201003030016075, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 216 Barley Mill Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 28th day of October, 2014.

Ruth B. Freeman

Ruth B. Freeman

Karen F. Moran

Karen F. Moran

State of Tennessee
County of Wilson

Personally appeared before me Ruth B. Freeman and Karen F. Moran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

