Davidson County DEEDWARR
Recvd: 11/13/14 09:44 3 pgs
Fees:18.00 Taxes:262.70
20141113-0104630

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of November, 2014, by and between Janice Rainsbury, and husband, Thomas Rainsbury, party of the first part, and Stacy McDaniel, single, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Haynes Manor, Section 2, as of record in Book 3700, Page 88, Register's Office for said County, described as follows:

Said Lot begins at a point in the southwesterly margin of Cravath Drive, corner of Lots Nos. 236 and 237; thence in a southwesterly direction 124.0 feet along the common boundary of Lots 236 and 237 to a concrete monument which is the common corner between Lots 237 and 238 and 236; thence in a northwesterly direction 122.0 feet along the common boundaries of Lots 238 and 237 to a point in the southeasterly margin of Ringgold Drive; thence in a northeasterly direction 79.40 feet along said margin to a point; thence in a northeasterly direction 39.27 feet around a corner to a point in the southwesterly margin of Cravath Drive; thence 90 feet in a southeasterly direction along the said margin to the point of beginning.

Being all or part of the same property conveyed to Janice Rainsbury and husband Thomas Rainsbury by virtue of that certain Quit Claim Deed dated February 2, 2001, at Instrument No. 20010212-0013437 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for all existing restrictions recorded in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Janice Rainsbury

Thomas Rainsbury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Janice Rainsbury and Thomas Rainsbury, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of November, 2014.

Notary Public

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-23-2016

My Commission Expires: _____

Property Owner & Address:	Stacy McDaniel 701 Ringgold Dr. Nashville, TN 37207
Tax Parcel No	05911004600
Property Address:	701 Ringgold Dr Nashville, TN 37207
MAIL TAX BILLS TO:	Stacy McDaniel 701 Ringgold Dr. Nashville, TN 37207
Firm File #:	20140750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $71,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of November, 2014.

Notary Public

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-23-2016

My Commission Expires:_____

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or 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.

Gail Hudson

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18.