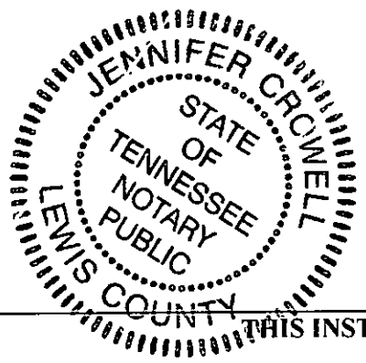
BILL GARRETT, Davidson County
Trans:T20140087689 DEEDWARR
Recvd: 11/21/14 08:50 2 pgs
Fees:13.00 Taxes:1424.50
20141121-0107232

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$385,000.00.** Brittany Downs
Affiant

Subscribed and sworn to before me, this the 13th day of November, 2014. Jennifer Crowell
Notary Public

My commission expires: 2/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gary D. Rawlings Marilyn S. Rawlings	New Owner	128100A02800co
112 Autumn Leaves Lane		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Tammy J. Jackson, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary D. Rawlings and Marilyn S. Rawlings, 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. 62, on the Plan of Section One of Pine Forest, a Planned Unit Development, of record in Plat Book 9700, Page 712 and 713, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark D. Holt and wife, Tammy J. Holt, by Deed from Beazer Homes Corp., D/B/A Phillips Builders, a Tennessee Corporation, of record in Book 11537, Page 642, Register's Office for Davidson County, Tennessee. The said Mark D. Holt and Tammy J. Holt have since divorced as evidence by Final Decree of Divorce entered in the Eighth Circuit Court for Davidson County, Tennessee, Doc. No. 10D-2728. The said Mark D. Holt having conveyed to Tammy J. Holt by Quitclaim Deed of record in Instrument No. 20110301-0016429, Register's Office of Davidson County, dated February 24, 2011. Tammy J. Jackson is formerly known as Tammy J. Holt.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 9700, Pages 712 and 713, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Planned Unit Development Boundary & Subdivision Plat of Pine Forest of record in Plat Book 9700, Page 476, said Register's Office.

3) Stormwater Detention Agreement in Book 11016, Page 259, said Register's Office.

4) Dedication of common areas to Pine Forest Homeowners Association, Inc., of record in Book 11318, Page 483, said Register's Office.

5) Easements of record in Book 787, Page 25, and Book 3516, Page 483, said Register's Office.

6) Declaration of Covenants, Conditions and Restrictions of Pine Forest, of record in Book 11072, Page 248, Register's Office for Davidson County, Tennessee.

7) Charter of Pine Forest Homeowners Association, Inc., of record in Book 11092, Page 155, said Register's Office.

8) Taxes for the current year which have been prorated and paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved (_X_) Unimproved (____) property, known as: **112 Autumn Leaves Lane , Nashville, TN 37221**

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 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 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 my/our hand(s) this **13th** day of **November, 2014.**

Tammy J. Jackson

Tammy J. Jackson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Tammy J. Jackson,** the within named sellers, 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 Nashville, Tennessee, this **13th** day of **November, 2014.**

JOHN T. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17