BILL GARRETT, Davidson County
Trans:T20150008902 DEEDWARR
Recvd: 02/04/15 13:03 2 pgs
Fees:13.00 Taxes:1073.00
20150204-0010585

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(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
Scott Ernest Crites	Wilson Bank & Trust	064-01-O-007.00
(NAME)	(NAME)	
402 Brandywine Drive	4736 Andrew Jackson Pkwy	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Patrick L. Rains, unmarried and Ronald G. Rains and wife, Jane G. Rains**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Scott Ernest Crites and wife, Carol Yates Crites**, 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 Lot No. 9, Section I, Brandywine Farms, of record in Plat Book 3600, Page 79 and Page 80, 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 Patrick L. Rains, unmarried and Ronald G. Rains and wife, Jane G. Rains by Warranty Deed dated 05/12/2010 from Glynda Hylton, Personal Representative of the Estate of Iva Nelle Burklin of record in Instrument 201005260040418, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Book 3600, Page 79 and Page 80. (2) Restrictive Covenants of record in Book 3816, Page 544, as amended of record in Book 6371, Page 372, as amended of record in Instrument 200408050094257. (3) Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances Easement of record in Instrument 201008250067356, said Register's Office.

Power of Attorney of record in Instrument 20150204-0010584 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 402 Brandywine Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-23823
SMG TN Warranty Deed

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 2nd day of February, 2015.

Patrick L. Rains by Ronald G. Rains attorney in fact

Patrick L. Rains
By Ronald G. Rains, Attorney-in-fact

Ronald G. Rains

Jane G. Rains

State of Tennessee
County of Wilson

Personally appeared before me Ronald G. Rains and Jane G. Rains, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of February, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

*20150204-0010584

Personally appeared before me Ronald G. Rains, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney-in-fact of Patrick L. Rains, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. *, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 2nd day of February, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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