Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150011636 DEEDWARR
Recvd: 02/18/15 08:38 2 pgs
Fees:13.00 Taxes:916.93
20150218-0013701

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $247,820.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF FEBRUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1040B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Richard C. Close, Jr. and Sarah Helen Drowota Close | New owner | 114-08-0A-008.00-CO |
| 4941 Pond Creek Rd. | | |
| Pegram, TN 37143 | | |

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,

**JAMES DOUGLAS RAINS AND WIFE, VAN THAI LAM**

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

**RICHARD C. CLOSE, JR. AND SARAH HELEN DROWOTA CLOSE, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEE(S), 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. 8 on the Plan of Cedar Crest Subdivision - Phase I of record in Plat Book 6900, Page 284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Douglas Rains by Warranty deed from Valerie E. Dennison, unmarried of record in Instrument No. 20040204-0013605 Register's Office for Davidson County, Tennessee, dated January 30, 2004 and recorded on February 4, 2004.

Being the same property conveyed to James Douglas Rains and wife, Van Thai Lam by Quitclaim deed from James Douglas Rains, for the express purpose of creating a tenancy by the entireties in the grantees of record in Instrument No. 20130322-0028485 Register's Office for Davidson County, Tennessee, dated March 21, 2013 and recorded on March 22, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

b. Taxes for the year 2015 a lien, not yet due and payable.

c. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 284, Register's Office for Davidson County, Tennessee.

d. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7213, Page 973, as amended in Book 8424, page 405, Book 10086, page 772, Book 10174, page 199, and clarified in Instrument Number 20020823-0102246, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

e. By-Laws of Cedar Crest Homeowners Association of record in Book 8480, page 693, Register's Office for Davidson County, Tennessee.

f. Charter of Cedar Crest Homeowners Association of record in Book 8424, page 180, Register's Office for Davidson County, Tennessee.

g. Conveyance of Common Areas to Homeowners Association of record in Book 8440, Page 259, in the Register's Office for Davidson County, Tennessee.

h. Storm Water Detention Agreement of record in Book 7127, Page 767, in the Register's Office for Davidson County, Tennessee.

i. Restrictions of record as Instrument Number 20040204-0013605 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

j. Subject to rights of others in and to the common areas and/or elements.

This is property known as 208 Wesley Ct., Nashville, TN 37209

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 in 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 gender.

Witness my hand on the 13th day of February, 2015.

James Douglas Rains

Van Thai Lam

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, JAMES DOUGLAS RAINS AND VAN THAI LAM, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of February, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

**File #: 15-1040B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**