Davidson County DEEDWARR
Recvd: 03/11/15 14:10 2 pgs
Fees:13.00 Taxes:481.00
20150311-0020918

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of ~~February~~ March, 2015.

Notary Public

My commission expires:
(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
David Rhine	Everett Financial Inc	**Map 133-08-0 Parcel 052-00**
221 Elysian Fields Road	14801 Quorum Drive Ste 350	
Nashville, TN 37211	Dallas, TX 75254	

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, WE,

Julie B. Blakely, unmarried

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

David Rhine married
AKA David L. Rhine
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. 44, on the Plan of Valley View Meadows, Section III, of record in Book 3700, Page 93, 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 Julie B. Blakely, unmarried, by Deed dated December 16, 2012 from Kay Jakes Jenkins, single, of record in Instrument No. 20121211-0114109, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Julie B. Blakely, pursuant to a Power of Attorney executed by same on the 12th day of February, 2015, of record in Instrument No. 20150311-0020917, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 3700, Page 93, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3498, Page 196, and in Book 3504, Page 80, Register's Office for Davidson County, Tennessee. (3) Easement to First Suburban Water Utility District for Sanitary Sewers of record in Book 3182, Page 261, said Register's Office. (4) Subject to the flow of Seven Mile Creek. (5) Restrictive Covenants contained in instrument of record in Book 3673, Page 439, in Book 3770, Page 214, in Book 4065, Page 227, and in Book 4082, Page 106, Register's Office for Davidson County, Tennessee. (6) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (X) Unimproved ( ) property, known as **221 Elysian Fields Road, Nashville, TN 37211**

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 6 day of ~~February~~ March, 2015.

Julie B. Blakely by Houston Howell, attorney-in-fact

Julie B. Blakely by Houston Howell
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of ~~February~~ March, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Houston Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Attorney-in-Fact for **Julie B. Blakely** and that he/she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Julie B. Blakely**, for the purpose therein contained, by signing the name of **Julie B. Blakely,** by himself/herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of ~~February~~ March, 2015.

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-15-15

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018