Box 29

BILL GARRETT, Davidson County
Trans:T20150032173 DEEDWARR
Recvd: 04/28/15 14:07 2 pgs
Fees:13.00 Taxes:481.74
20150428-0038006

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE 19583
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2015.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Jeremy Raynes	Send Tax Bills To: Southeast Financial Credit Union
(Name) 249 Madison Boulevard	(Name) 220 South Royal Oaks Blvd, Mortgage Services
(Street Address or Route Number) Madison, TN 37115	(Street Address) Franklin, TN 37064
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 52-1-2.02 & 2.01

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Jason Raynes and wife, Tandy Raynes HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Raynes 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. 11 and the westerly 20 feet of Lot No. 12 of Block "F" on the Revised Plan of Power and Roth's Madison Park Subdivision, as shown of record in Book 843, page 7, Register's Office for said County.

Said Lot No. 11 fronts 51.3 feet on the northerly side of Madison Boulevard and runs back 235 feet on the easterly line and 223.5 feet on the westerly line to a dead line in the rear on which it measures 50 feet.

Said westerly 20 feet of Lot Number 12 fronts 20 feet on the northerly side of Madison Boulevard and runs back 235 feet on the westerly line and 239 feet, more or less, on the easterly line to a dead line in the rear on which it measures 20 feet.

BEING the same property conveyed to Jason Raynes and Tandy Raynes by deed from CitiMortgage, Inc., dated November 14, 2013, filed of record in Instrument No. 20131122-0120630, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 249 Madison Blvd., Madison, TN 37115.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 24th day of April, 2015.

Seller

Jason Raynes

Jason Raynes

Tandy Raynes

Tandy Raynes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Jason Raynes and wife, Tandy Raynes, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 2015.

My commission expires 3/ 6/2018.

Ollie Mai Parsley

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018