WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Donna G Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015

Jane E Rabideau
Notary Public

MY COMMISSION EXPIRES: 9/20/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
IMOGENE W. BOLIN, Attorney at Law, 313 Enon Springs Road East, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna G Wilson	Donna G Wilson	
(NAME)	(NAME)	
2001 Nashboro Blvd.	2001 Nashboro Blvd.	135 12 0A 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,**SHIRLEY LEE RAINS,** a single woman, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DONNA G. WILSON,** a single woman, 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:

A certain condominium in the above county described as: Unit 2001 in Nashboro Village Twelve Condominium, a horizontal property regime as shown on the plat of Record in Book 4675, page 121, Registers Office for Davidson County, Tennessee, including the right, title and interest prescribed and set forth in a Master Deed recorded in Deed Book 4827 page 30, as amended by Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Shirley D. Bolin, duly appointed Executrix of the Estate of Larry D. McDonald, deceased, also known as Larry Delmas McDonald, to Shirley Lee Rains and husband, Rufus Dean Rains, by deed appearing of record in Instrument Number 20111019-0081250, in the Register's Office of Davidson County, Tennessee. For reference, Rufus Dean Rains passed away on January 6, 2014, leaving Shirley Lee Rains as surviving tenant by the entirety.

THIS CONVEYANCE is made subject to Restrictions of record in Master Deed for Nashboro Village Twelve Condominium appearing of record in Book 4827, Page 30, as amended by Instrument No. 20090603-0051209; By-Laws for the Nashboro Village Twelve Condominium Association appearing of record in Book 4827, page 47; all matters shown on plat of Record in Book 4675, page 121, all of the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

unimproved ☐

This is improved ☑ property, known as 2001 Nashboro Blvd., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 30th day of April, 2015.

Shirley Lee Rains

BILL GARRETT, Davidson County
Trans:T20150033611 DEEDWARR
Recvd: 05/04/15 08:35 2 pgs
Fees:13.00 Taxes:255.30

20150504-0039779

State of Tennessee
County of Rutherford

Personally appeared before me Shirley Lee Rains, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2015.

Jane E Rabideau

Notary Public Imogene Bolin
My Commission Expires: 9/21/2016

File No.: 11041

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.