This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 160150C021.00

Davidson County DEEDWARR
Recvd: 05/06/15 14:28 3 pgs
Fees:18.00 Taxes:1350.50
20150506-0041504

NAME & ADDRESS OF NEW OWNER:
Lana Raney and Terry Raney
5601 Cloverland Drive #126
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **PAMELA R. BOOKER, A MARRIED WOMAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LANA RANEY AND TERRY RANEY*** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

*wife and husband

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Unit No. 126 in Cloverland Hall, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, as shown on the plat of Cloverland Hall, appearing of record in Instrument No. 20021101-0134432, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20021105-0135643, of the Register's Office of Davidson County, Tennessee, to which document reference is hereby made.

BEING the same property conveyed to Pamela R. Booker, a married woman, by Warranty Deed from R. Scott Stewart, Jr., a married man, dated March 19, 2014, appearing of record in Instrument No. 20140319-0022576, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Public Utility Easement of record in Book 7868, page 956; Stormwater Detention Agreement of record in Instrument No. 20020925-0116817; all matters shown on the Plan of record in Instrument No. 200211010134432; Restrictive Covenants of record in Instrument No. 20021105-0135643; Master Deed of record in Instrument No. 20021105-0135643; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

Robert Booker, husband of Pamela R. Booker, joins in the execution of this instrument to convey his marital interests, if any, in subject property.

This is improved property known as 5601 Cloverland Drive #126, Brentwood, TN, 37027.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 13 day of April 13, 2015.

Pamela R. Booker
Pamela R. Booker

Robert Booker

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Pamela R. Booker and Robert Booker, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 13 day of April 2015.

NOTARY PUBLIC

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/18/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13 day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

