WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041272 DEEDWARR
Recvd: 05/28/15 10:41 2 pgs
Fees:13.00 Taxes:429.20
20150528-0049074

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russel W. Clines	First National Bank	052-02-O-074.00
(NAME)	(NAME)	
645 Carmel Avenue	206 South First Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Pulaski, TN 38478	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Don Prosser and Wife, Vi Prosser**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Russel W. Clines, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 36 of Block "D" on the Revised Plan of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Don and Vi Prosser by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated 11/17/2014, recorded 12/4/2014 of record in Instrument No. 20141204-0111199, in the Register's Office for Davidson County, Tennessee.

Donald Prosser and Don Prosser are one in the same person.
Vi Prosser and Viola Prosser are one in the same person.

All matters shown on the plat of record in Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 645 Carmel Avenue, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 our hands this 19th day of May, 2015.

Don Prosser By Atty in Fact
Don Prosser by Marc Prosser his atty in fact

Vi Prosser By her Atty in Fact
Vi Prosser by Marc Prosser her atty in fact

State of Tennessee
County of Wilson

On this 19th day of May, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Marc Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Don Prosser and Vi Prosser, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20150528-0049073, Register's Office of Davidson County, Tennessee.

Lissa Groom
Notary Public
My Commission Expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122