BILL GARRETT, Davidson County
Trans: T20150052457 DEEDWARR
Recvd: 06/30/15 11:20 2 pgs
Fees: 13.00 Taxes: 423.65
20150630-0062954

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $114,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of June, 2015.

NOTARY PUBLIC

My commission expires: 4/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ronald G. Rains & Patrick L. Rains	SAME AS NEW OWNER	096090A75900CO
(NAME)	(NAME)	
759 Kent Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ella Marie Binkley a/k/a Ella Marie Milstein, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ronald G. Rains, married and Patrick L. Rains, unmarried, as tenants in common with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A-759 on the Plan of Emery Place, as of record in Book 6250, page 719, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ella Marie Binkley, unmarried by deed from Kent Development Corporation of record in Book 8852, Page 859, Register's Office of Davidson County, Tennessee. Being the same property further conveyed to Ella Marie Binkley a/k/a Ella Marie Milstein by deed from Ella Marie Binkley, unmarried, of record in Instrument No. 20070530-0064178, Register's Office of Davidson County, Tennessee.

Said property is not the principal residence of the Grantor.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 759 Kent Road, Nashville, TN 37214

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of June, 2015.

Ella Marie Milstein

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ella Marie Milstein, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of June, 2015.

Notary Public

My Commission Expires: 4/17/19

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY