WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150061571 DEEDWARR
Recvd: 07/27/15 15:38 2 pgs
Fees: 13.00 Taxes: 1174.82
20150727-0073883

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,520.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH day of JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel S. Bray	SNBC MORTGAGE GRP.	146 12 0 019.00
(NAME)	(NAME)	
5029 Timberhill Dr.	9311 SAN PEDRO AVE., Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Seventeen Thousand Five Hundred Twenty And No/100 Dollars ($317,520.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sheryl Rinehart, unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel S. Bray and spouse Greg Pohl**, 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. 361 on the Map of Section Five, Crieve Hall Estates, as of record in Book 2133, Page 91, Register's Office for said County, to which reference is hereby made for a more complete description.

Said Lot No. 361 fronts 134.55 feet on the west side of Timberhill Drive and runs back between lines, 248 feet on the north line, and 227.3 feet on the south line to a dead line in the rear on which it measures 121.3 feet.

Being the same property conveyed to Melvin S. Harrell and wife, Lillian B. Harrell by Warranty Deed from B.B. Goodman and wife, Manda Lee Goodman dated November 15, 1954 and recorded November 16, 1954 in Book 2332, Page 423, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory B. Harrell by Executor's Quitclaim Deed from Gregory B. Harrell, Executor of the Last Will and Testament of Lillian Bruce Harrell dated October 22, 2012 and recorded October 24, 2012 as Instrument No. 201210240097467, in said Register's Office for Davidson County, Tennessee.

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Further being the same property conveyed to Sheryl Rinehart, an unmarried woman by Warranty Deed from Gregory B. Harrell, a married man dated April 28, 2015 and recorded April 30, 2015 as Instrument No. 201504300038917, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5029 Timberhill Dr., Nashville, TN 37211

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, has 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 our hands this 24th day of July, 2015.

Sheryl Rinehart

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Sheryl Rinehartthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2015.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

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