WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 314,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2015

Notary Public:

MY COMMISSION EXPIRES
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150066172 DEEDWARR
Recvd: 08/10/15 11:45 2 pgs
Fees: 13.00 Taxes: 1165.13
20150810-0079568

JIMMY R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Debbie A. Raines	JPMorgan Chase Bank, N.A.	Parcel ID:
6521 Westfall Drive	1111 Polaris Parkway, Floor 4J	126160A04300CO
Nashville, TN 37221	Columbus, OH 43240	

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, we

Jane L. Dancy, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Debbie A. Raines and William N. Raines, Jr., wife and husband
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:

BEING Lot Number 43, on the Final Plat of Riverwalk Subdivision, Phase 1A, Section 1, and Phase 1B, Section 1, as shown by plat of record in Instrument 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jane L. Dancy by deed from Corinthian Custom Home, Inc., a Tennessee corporation, of record in Instrument 20031003-0146157, said Register's Office, dated September 26, 2003.

This conveyance is subject to Restrictions and By-Laws of record in Instruments 20011105-0121083; 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 20061214-0154502, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20011026-0117231, said Register's Office; (3) Road & Utility Access Easement of record in Instr. 20010706-0072536, said Register's Office; (4) Landscape Easement of record in Instr. 20010919-0101280 and Instr. 20061103-0136691, said Register's Office; (5) Easements to Harpeth Valley Utility District of record in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324; and Instr. 20021125-0145984, said Register's Office; (6) PUD Boundary Plat of record in Instr. 20011024-0115969, said Register's Office; (7) Storm Water Detention Agreement of record in Instr. 20021119-0143687; Instr. 20010919-0101279; Instr. 20040826-0103240; Instr. 20040318-0030734, said Register's Office; (8) Easement to Tennessee Electric Power Company of record in Book 751, Page 375, and Book 787, Page 7, said Register's Office; (9) Right-of-Way Easement to Tennessee Valley Authority of record in Book 4205, Page 194; Book 4226, Page 715; Book 4230, Page 987; and Book 4257, Page 647, said Register's Office; (10) Easements & Rights to Nashville, Chattanooga, & St. Louis Railway of record in Book 513, Page 396, said Register's Office; (11) Subject to the flow of the Harpeth River, and Riparian Rights for Harpeth River.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6521 Westfall Drive, Nashville, TN 37221

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 hand this 5th day of August, 2015.

Jane L. Dancy

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of August, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.