WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2016.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

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:
Thomas Jeffrey Terhune	Thomas Jeffrey Terhune	Parcel ID:
214 Belding Drive	214 Belding Drive	08510000200
Nashville, TN 37214	Nashville, TN 37214	

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

Brian Gainous and wife, Hillary Gainous

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Thomas Jeffrey Terhune
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 the 3rd Civil District of Davidson County, Tennessee, being described partially from a survey made by Cummings and Cummings, Surveyors and Consultants, dated March 20, 1969, as follows:

Beginning at a point in the Southeasterly margin of Belding Drive, 305.11 feet Southeast of a concrete monument in said margin of said drive at its intersection with Edgemont Drive, the Northeast corner of the property conveyed to Benton A. Mitchell and wife, Khlotelle Mitchell by deed from Dorris Lucille Batson, of record in Book 4703, Page 13, RODC, and corrected in Book 4802, Page 297, said Register's Office; thence with said margin of said Drive, Southeastwardly 76.75 feet to a point; thence South 42 deg. 40' West, 379.60 feet to a concrete monument at the common rear corner of Lots Nos. 53 and 54 on the plan of Sanford Country Club Estates, Section 1, as of record in Book 2900, Page 50, said Register's Office; thence with the rear line of Lot No. 53, South 64 deg. 48' West, 55.0 feet to a point; thence North 53 deg. 52' West, 114.9 feet to a point; thence North 50 deg. 10' East 447.00 feet to a point in the Southwesterly margin of Belding Drive the point of beginning.

BEING the same property conveyed to Brian Gainous by Final Decree Confirming Sale from Davidson County Clerk and Master, of record in Instrument 20090921-0087737, dated August 26, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; and (2) Sewer and Drainage Easement to Metro of record in Book 5166, Page 741, said Register's Office.

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 214 Belding Drive, 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 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 our hands this 11th day of March, 2016.

Brian Gainous

Hillary Gainous

BILL GARRETT, Davidson County
Trans:T20160021063 DEEDWARR
Recvd: 03/15/16 10:45 2 pgs
Fees:13.00 Taxes:886.15

20160315-0024403

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Gainous, 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 Nashville, Tennessee, this 11th day of March, 2016.

My Commission Expires: 8/23/16 _____
Notary Public

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

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hillary Gainous, 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 Nashville, Tennessee, this 11th day of March, 2016.

My Commission Expires: 9-18-2017 _____
Notary Public

TAMARA V MINGLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY