BILL GARRETT, Davidson County
Trans: T20160025572 DEEDWARR
Recvd: 03/30/16 11:03 3 pgs
Fees: 18.00 Taxes: 249.38
20160330-0029913

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$67,400.00** (Sixty Seven Thousand Four Hundred).

AFFIANT

Subscribed to and sworn before me this 29th day of March, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

My Commission Expires OCT. 18, 2016

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jacob D. Kinney and Lacey Kinney 3536 Seneca Forest Drive, Unit 39 Nashville, TN 37217	U.S. Bank National Association 3180 Rider Trail South Earth City, MO 63045	136100B04700CO

WARRANTY DEED

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, I/WE, **MIKE RAYSON AND WIFE, AMY RAYSON**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JACOB D. KINNEY AND LACEY KINNEY, HUSBAND AND WIFE** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot 39, Unit 39, located upon Lot 39, Condominium Site Plan, lots being a revision of Lots 21-32, 39 and 40 on Condominium Site Plan Lots 21-40, Section Five Priest Lake Forest, of record in Plat Book 6250, page 49, amending Plat Book 5200, page 626, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Subject to Master Deed & By-Laws of record in Book 5931, page 645, amended in Book 6199, page 270, supplemented in Book 6145, page 435, in the Register's Office of Davidson County, Tennessee. Subject to By-Laws of record in Book 6145, page 433, in the Register's Office of Davidson County, Tennessee. Subject to Amended Charter of the Homeowners Association of record in Book 7948, page 628, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Michael Rayson and Amy Rayson by Special Warranty Deed from National City Bank of record in Instrument No. 20090501-0039756, Register's Office for Davidson County, Tennessee.

Being also known as 3536 Seneca Forest Drive, Unit 39, Nashville, Tennessee 37217.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3536 SENECA FOREST DRIVE, UNIT 39** **NASHVILLE, TN 37217**

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 28TH day of March, 2016

Mike Rayson

Mike Rayson

STATE OF ILLINOIS)
COUNTY OF MADISON)

On this 28TH day of March, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mike Rayson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28TH day of March, 2016.

Bridget Harris

Notary Public

Commission Expires: Dec 9, 2017

"OFFICIAL SEAL"
BRIDGET HARRIS
NOTARY PUBLIC — STATE OF ILLINOIS
MY COMMISSION EXPIRES DEC. 9, 2017

WITNESS, this 28th day of March, 2016

Amy Rayson

STATE OF ~~ILLINOIS~~ Missouri)
COUNTY OF ~~MORGAN~~ St. Louis)

On this 28th day of March, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Amy Rayson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of March, 2016.

Notary Public

Commission Expires: 10-29-2018

GREGORY M. POZZO
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: October 29, 2018
Commission Number: 14017282

LTSR Number:

GTE File: 2016014083