Davidson County DEEDWARR
Recvd: 07/28/16 08:41 4 pgs
Fees:23.00 Taxes:0.37
20160728-0077545

THIS INSTRUMENT PREPARED BY:
Houston W. Howell, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mark E. Rainville 707 Freda Villa Madison, Tennessee 37115	New Owner	51-10-16

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ELMO J. RAINVILLE**, (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **MARK E. RAINVILLE**, (hereinafter referred to as the "**Grantee**"), his heirs, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 33 on a Plan of Oakland Acres Section 4 of record in Plat Book 2133, Page 19, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Elmo J. Rainville, Trustee of the Elmo J. Rainville Trust of December 1996, by warranty deed of record in Instrument No. 19991207-0300628, said Register's Office, and further conveyed to Elmo J. Rainville by quitclaim deed from David Scott Sloan and Doreen Stella Rainville, Trustees of the Elmo J. Rainville Trust of December 1996, of record in Instrument No. 20160728-0077543, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is being executed on behalf of Elmo J. Rainville pursuant to a Durable Power of Attorney executed by same on May 10, 2004 and recorded as exhibit A to that Affidavit of Doreen Stella Rainville of record in Instrument No. 20160728-0077544, said Register's Office.

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, his heirs, and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 16th day of June, 2016.

Doreen Stella Rainville
Elmo J. Rainville, by Doreen Stella Rainville, Attorney-in-Fact

STATE OF New Hampshire]
COUNTY OF Strafford]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Doreen Stella Rainville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Attorney-in-Fact for Elmo J. Rainville, the bargainor, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Elmo J. Rainville for the purpose therein contained, by signing the name of Elmo J. Rainville by herself as Attorney-in-Fact.

WITNESS my hand, at office this 16th day of June, 2016.

SANDRA J. PICKETT
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
- MY COMMISSION EXPIRES JANUARY 25, 2017 -

Sandra J. Pickett
Notary Public
My Commission Expires: 1/25/2017

STATE OF New Hampshire]
COUNTY OF Strafford]

The actual consideration or value, whichever is greater, for this transfer is $ 10.00.

Doreen Stella Rainville
Affiant

Subscribed and sworn to before me this 16th day of June, 2016.

SANDRA J. PICKETT
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
- MY COMMISSION EXPIRES JANUARY 25, 2017 -

Sandra J. Pickett
Notary Public
My Commission Expires: 1/25/2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $100.00.

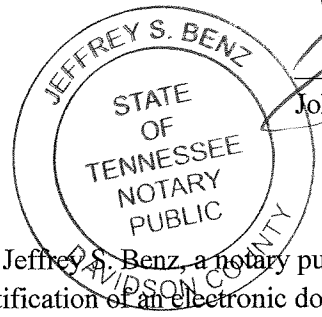
Affiant

Subscribed and sworn to before me this
27 day of July, 2016.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019