WARRANTY DEED

RAINEY-H16250

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,800.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF July, 2016.

(Affix Seal) Notary Public

My Commission Expires: 3/20/18

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TAMMY MORRIS

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sylvia R. Rainey an unmarried woman	NEW OWNER'S	053.13-0-94.00
605 Brentmeadow Circle	"	
Madison, TN 37115	"	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLES PRICE, UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SYLVIA R. RAINEY AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 27A Zone Lot Division, Kimbolton Subdivision, Phase 1, of record in Plat Book 6900, page 276, 277, and 278, amended in Book 6900, page 942, amended in Book 7577, page 553, Register's Office for said County, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Charles Price, unmarried man by deed from George E. Boykin, Jr.and wife, Selina Craig Boykin of record in Book 20140915-0084481, recorded on 09/15/2014, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 605 Brentmeadow Circle, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

BILL GARRETT, Davidson County
Trans:T20160066431 DEEDWARR
Recvd: 08/02/16 12:46 2 pgs
Fees:13.00 Taxes:543.16
20160802-0079721

5355

Witness my/our hand(s) this 29th day of July, 2016 :

Charles Price

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named CHARLES PRICE, UNMARRIED MAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 29th day of July, 2016.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2019