WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160074584 DEEDWARR
Recvd: 08/26/16 09:25 2 pgs
Fees:13.00 Taxes:590.15
20160826-0089386

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2016

Notary Public: Tammy Morris

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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:
Kevin P. Douds	Regions Bank dba Regions Mortgage	Parcel ID:
2883 Creekbend Dr.	2050 Parkway Office Cir	059040A11500CO
Nashville, TN 37207	Birmingham AL 35244	

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

Jason Lewis Torain, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **Kevin P. Douds and Claudia M. Douds, ~~husband and wife~~** 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:

*unmarried **married with right of Survivorship

Land in Davidson County, Tennessee, being Lot No. 113, on the Final Plat of Phase 4, 5, & 6, of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jason Lewis Torain by deed from Centex Homes, a Nevada General Partnership, of record in Instrument 20070817-0098596, said Register's Office, dated August 15, 2007.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20050207-0013977, amended in Instrument 20050311-0027337; Instrument 20051102-0132731; Instrument 20060512-0055855; and Instrument 20060512-0055856, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20060303-0025044, said Register's Office; (3) All matters of record in Plat Book 843, Page 57, said Register's Office; (4) Sewer Easements of record in Book 5750, Page 91; Book 6764, Page 59; Book 11472, Page 960, said Register's Office; (5) 25 Foot Private Road Easement of record in Book 667, Page 206, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

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 2883 Creekbend Dr., Nashville, TN 37207

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 ~~24th~~ 23rd day of August, 2016.

Jason Lewis Torain

Jason Lewis Torain

5600

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Lewis Torain, 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 this 23 day of August, 2016.

My Commission Expires: 6/16/2020

Jewanna Marshae Smith
Notary Public

JEWANNA MARSHAE SMITH
Notary Public
Alabama State at Large