BILL GARRETT, Davidson County
Trans:T20170029809 DEEDQC
Recvd: 04/10/17 09:15 2 pgs
Fees:12.00 Taxes:0.00
20170410-0034592

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2017.

Notary Public
MY COMMISSION EXPIRES: 4/17/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald G. Rains and Patrick L. Rains	SAME AS NEW OWNER	064160A10900CO
(NAME) P.O. Box 505	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Riverside Properties**, hereinafter called the Grantor(s), has quitclaimed unto **Ronald G. Rains, married and Patrick L. Rains, unmarried as joint tenants with rights of survivorship**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 109 on the Plan of Jackson Meadows, Phase 1, Section 1, according to the master Deed of record in Book 7434, Page 642, Register's Office foe Davidson County, Tennessee, and more particularly described in Plat Book 6900, Page 527, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Riverside Properties, by Deed from John L. Thomas and wife, Annette M. Thomas dated, April 19, 2006, and of record in Instrument No. 20060425-0047023, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 109 General Jackson Lane, Hermitage TN 37076.

Witness my hand this 5th day of April, 2017.

Riverside Properties

Ronald G. Rains, Partner

Patrick L. Rains, Partner

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald G. Rains, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Partner of Riverside Properties and in his capacity as such Partner acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of April, 2017.

Tammy Duncan
Notary Public

My Commission Expires: 4/17/19

(SEAL)

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick L. Rains, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Partner of Riverside Properties and in his capacity as such Partner acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of April, 2017.

Tammy Duncan
Notary Public

My Commission Expires: 4/17/19

(SEAL)

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY