WARRANTY DEED

File #17116

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Jennifer Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2017.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer K. Rainwater	NEW OWNER	-131-04-0-144.00
(NAME)	(NAME)	
1125 Woodvale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-3940		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170029889 DEEDWARR
Recvd: 04/10/17 10:15 2 pgs
Fees:13.00 Taxes:2201.50
20170410-0034685

FOR AND 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, **G. David McIntosh, III and Shannon S. McIntosh, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer K. Rainwater, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 1, of Block No. 20 on the Plan of College Park of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot #1 fronts 50 feet on the Southerly side of Woodvale Drive and runs back 165 feet on the Easterly line and 169 feet 9 inches on the Westerly line, with the Easterly margin of Harcum Avenue to a dead line, measuring 86 1/2 feet thereon.

Also conveyed herein is that portion of Harcum Avenue that was closed as referenced in Book 2926, Page 2, Register's Office for Davidson County, Tennessee.

Included in the above, but excluded herefrom in the following described property that was conveyed in Book 2956, Page 397, Register's Office for Davidson County, Tennessee: Beginning at a point in the Southerly margin of Woodvale Drive 25 feet East of the Northeast corner of Lot #6 of Block 19, on the Map of College Park as of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee, said beginning point being 25 feet West of the Northwest corner of Lot #1 of Block 20, on the Plan of College Park; thence running in a Southerly direction parallel with the Easterly boundary line of said Lot #6 a distance of 169 feet 9 inches to an iron pin; thence Westwardly along the Northern boundary line of the J. Preston Jones property 18 feet to an iron pin; thence Northerly 169 feet more or less to the beginning.

Being the same property conveyed to G. David McIntosh, III and spouse, Shannon S. McIntosh by Warranty deed from Caroline Coles Armstrong and William Kyle Armstrong, wife and husband of record in Instrument No. 20101108-0089432 Register's Office for Davidson County, Tennessee, dated November 05, 2010 and recorded on November 08, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 1125 Woodvale Drive, Nashville, TN 37204-3940
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 7th day of April, 2017.

G. David McIntosh, III

Shannon S. McIntosh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, G. David McIntosh, III and Shannon S. McIntosh, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2017.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027