(1)

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna Claire Wood and Debbie Raines and William N. Raines	New Owner	126160A41400CO
(NAME)	(NAME)	
1433 Bending River Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sandra K. Amonette and Jason T. Amonette, tenants in common with the right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anna Claire Wood, Debbie Raines, and Williams N. Raines as tenants in common** 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:

Being Lot No. 547 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra K. Amonette and Jason T. Amonette, tenants in common with the right of survivorship by deed dated October 29, 2006 from Rochford Realty and Construction Co, Inc. of record in Instrument No. 20061026-0133086, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1433 Bending River Drive, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans: T20170056714 DEEDWARR
Recvd: 07/03/17 12:07 2 pgs
Fees: 13.00 Taxes: 832.50
20170703-0066767

Witness my/our hands this **30th** day of **June, 2017.**

Sandra K. Amonette
Sandra K. Amonette

Jason T. Amonette

State of Tennessee
County of Davidson

On this 30th day of June, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Sandra K. Amonette and Jason T. Amonette**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 30th day of June, 2017.



Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-Raines1433

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