(3)

QUITCLAIM 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 $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30th DAY OF June, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9049 RAINES JV CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
William Raines and Debbie Raines, and Anna Claire Wood	NEW OWNER	126160A41400CO
1433 BENDING RIVER DRIVE		126160A41400CO
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DEBBIE RAINES AND WILLIAM N RAINES, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ANNA CLAIRE WOOD, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1433 BENDING RIVER DRIVE, Nashville, TN 37221

Witness our hand on this 30th day of June, 2017

Debbie Raines
Debbie Raines

William N Raines
William N Raines

BILL GARRETT, Davidson County
Trans:T20170056740 DEEDQC
Recvd: 07/03/17 12:38 2 pgs
Fees:12.00 Taxes:0.00
20170703-0066774

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Debbie Raines and William N Raines, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Debbie Raines and William N Raines executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of June, 2017

Notary Public

My Commission Expires:

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

17-9049 RAINES JV CB

EXHIBIT A - LEGAL DESCRIPTION

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 Rights of Survivorship by Warranty Deed from Rochford Realty and Construction Co., Inc., a Tennessee Corporation, recorded on the 26th day of October, 2006 in Instrument No. 20061026-0133086, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Anna Claire Wood and Debbie Raines and William N Raines by Warranty Deed from Sandra K. Amonette and Jason T. Amonette of Record in Instrument # 20170703-0061767, Registers Office for Davidson County Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF NEWSON LAND, as recorded in Plat Book 1, Page(s) 25, Plat Book 1, Page 121, in the Chancery Court, Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Restriction, dedication, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, PARKVIEW AT RIVERWALK, PHASE 1, as recorded in Instrument No. 20050215-0016985, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Covenants, Conditions and Restriction recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
6. Terms and provisions of by-Laws recorded in Instrument No. 20011105-0121083.
7. Easement to Tennessee Electric Power, recorded in Book 751, Page 375 and Book 787, Page 7.
8. Easement to Tennessee Valley Authority, recorded in Book 4205, Page 194, Book 4226, Page 715, and Book 4257, Page 647.
9. Easement for Public Utilities, recorded in Book 7526, Pages 315, 318 and 324 and Instrument Nos. 20021125-0145984 and 20040812-0097619.
10. Easement for Road and Utilities, recorded in Instrument No. 20010706-0072536.
11. Stormwater Detention Agreements recorded at Instrument Nos. 20010919-0101279, 20040318-0030734, 20040826-0103240 and 20021119-0143687.
12. Landscape Agreement recorded at Instrument No. 20010919-0101280.
13. Charter Right of Way for CSX Transportation Railroad.