BILL GARRETT, Davidson County
Trans:T20170059323 DEEDWARR
Recvd: 07/11/17 14:51 2 pgs
Fees:13.00 Taxes:259.00
20170711-0069815

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0765HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant Jason Raynes

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of July, 2017.

Notary Public
Commission Expires: 11/20/18

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason Raynes P.O. Box 291501 Nashville, TN 37229	New Owner	043 13 0 149.00

WARRANTY DEED

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, I/WE,

Aimee D. Bobbitt as Conservator for Bobby T. Wilson, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Raynes and wife, Tandy Raynes

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 LOTS NOS. 4 AND 5 IN BLOCK E ON THE PLAN OF FOREST PARK SUBDIVISION AT MADISON, TENNESSEE, AS THE SAME APPEARS OF RECORD IN BOOK 843, PAGE 44, R.O.D.C., TENNESSEE.

SAID LOT NO. 4 FRONTS 50 FEET ON THE EAST SIDE OF FIRST AVENUE AND RUNS BACK EASTERLY ON ITS SOUTH LINE 159 FEET AND 6 INCHES ON ITS NORTH LINE 151 FEET AND 3 INCHES TO A DEAD LINE.

SAID LOT NO. 5 FRONTS 50 FEET ON THE EAST SIDE OF THE FIRST AVENUE AND RUNS BACK EASTERLY 151 FEET AND 3 INCHES ON THE SOUTH LINE AND 143 FEET ON THE NORTH LINE TO A DEAD LINE, AND BEING THE SAME PROPERTY CONVEYED TO C.F. BRAWNER AND WIFE, LORENA BRAWNER, BY DEED OF RECORD IN BOOK 911, PAGE 837, R.O.D.C. TENNESSEE.

BEING part of the same property conveyed to Bobby T. Wilson by Decree for Redemption (Tax Sale), from Juan Reina, dated 11/25/14, filed for record on 06/29/15 and recorded in Instrument Number 20150629-0062112, in the Register's Office for Davidson County, Tennessee.

Order Appointing an Emergency Conservator, filed May 4, 2017, Docket No. 17P776, Circuit Court for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 217 Brawner Avenue, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of July, 2017.

Bobby T. Wilson by Aimee D. Bobbitt
Bobby T. Wilson by Aimee D. Bobbitt, Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aimee D. Bobbit as Conservitor for Bobby T. Wilson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 7th day of July, 2017.

Brenda Huntsman
Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY