BILL GARRETT, Davidson County
Trans: T20170059860 DEEDWARR
Recvd: 07/13/17 10:02 2 pgs
Fees: 13.00 Taxes: 518.00
20170713-0070427

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $140,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of July, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEIL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ronald G. Rains and Patrick L. Rains	SAME AS NEW OWNER	109-05-0B-309.00 CO
(NAME)	(NAME)	
PO Box 505		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $140,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Michael B. Clunan and Brittany Clunan, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ronald G. Rains and Patrick L. Rains**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 309 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, and described In a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, Horizontal Property Regime with a Private Elements, of record as Instrument No. 20021216.0154761, FIrst Supplementary of record as Instrument No. 20030529-0072377, and Second Supplementary of record as Instrument No. 20030930-0144058, Register' s Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime contained in the said Declaration, the Plan filed as Exhibit C to said Declaration appearing of record as Instrument No. 20021216-0154761, and By-Laws appended thereto are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to MICHAEL B. CLUNAN, by deed from LESLIE N. MOORE, of record in Instrument No. 20080903-0090402 and corrected in Instrument No. 20080919-0095721, dated August 29, 2008, said Register's Office.

This property is __unimproved _X_improved property known as: 3535 Bell Road, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of July, 2017.

Michael B. Clunan

Brittany Clunan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael B. Clunan and Brittnay Clunan, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of July, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122