39B

WARRANTY DEED

Bill Garrett Davidson County
Batch# 4977 **DEEDWARR**
09/26/2017 01:26:49 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20170926-0098529

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18
(AFFIX SEAL)

DAVIDSON COUNTY, TN ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cary B. Leaman	Bank of Tennessee ~~NEW OWNER~~	103 08 0B 122.00
(NAME) 4022 Aberdeen Rd ~~122 Sloan Rd.~~	(NAME) PO Box 4980	
(ADDRESS) Nashville, TN ~~37209~~ 37205	(ADDRESS) Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Price G. Rainer, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cary Bennett Leaman, a married man**, 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:

Land in Davidson County, Tennessee, being Unit No. 122, Building "D", together with the appurtenant interest in the common elements of Parklane Condominiums, Phase I, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7376, page 571, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Price G. Rainer, unmarried by Warranty Deed from David P. Stephan, married, and Jennifer P. Stephan, unmarried dated May 6, 2009 and recorded May 8, 2009 as Instrument No. 200905080042613, in said Register's Office for Davidson County, Tennessee.

The grantor has since married and his spouse, Melanie Rainer, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 122 Sloan Rd., Nashville, TN 37209

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, has 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.

File Number: FRN-176029SSO

Witness our hands this the 22nd day of September, 2017

Price G. Rainer

Melanie Rainer
by Price G. Rainer as her Attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Price G. Rainer, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2017.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm Expires March 6, 2018

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Price G. Rainer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Melanie Rainer, as her Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Melanie Rainer, for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2017.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm Expires March 6, 2018

File Number: FRN-176029SSO