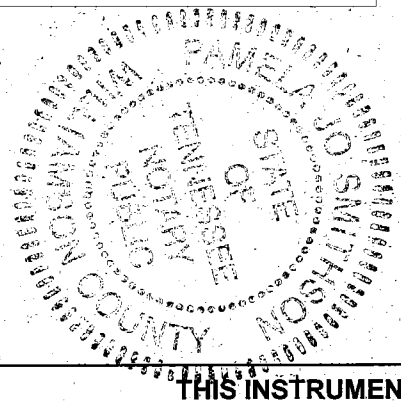
WARRANTY DEED

Bill Garrett Davidson County
Batch# 19521 DEEDWARR
10/30/2017 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20171030-0111247



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/20/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
220 Town Center Parkway, Suite 135, Spring Hill, TN 37174

File No.: HTS17-090579

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kim Chadwick Tribble and Patti Lorraine Tribble	Kim Chadwick Tribble and Patti Lorraine Tribble	
(NAME) 1217 Rockeford Dr.	(NAME) 1217 Rockeford Dr.	155-08-0E-016.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RIAN RAINEY AND MARYANN RAINEY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIM CHADWICK TRIBBLE AND PATTI LORRAINE TRIBBLE, HUSBAND AND WIFE, 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 Lot No. 75 on the Plan of the Resubdivision of Bellevue Highlands, Phase 1, of record in Instrument No. 20010202-0010398, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rian Rainey and Maryann Rainey, husband and wife by Warranty Deed from Dale Thomas McCoy and Amanda Lynn McCoy, husband and wife, of record in Instrument No. 20140925-0088587, Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 25, 2014.

Being also known as 1217 Rockeford Dr., Nashville, Tennessee 37221

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1217 Rockeford Dr., Nashville, TN 37221
(House No.) (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.

Witness my/our hand(s) this the 30th day of October, 2017

R. R.
Rian Rainey

Maryann Rainey
Maryann Rainey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of Oct., 2017, before me personally appeared Rian Rainey and Maryann Rainey, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30th day of October, 2017

Commission Expires: 10-12-19

Jon Perry
Notary Public

Jon Perry
State of Tennessee
Notary Public
Williamson County

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

