QUITCLAIM DEED

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2018.

Notary Public
MY COMMISSION EXPIRES: 4/17/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald G. Rains	SAME AS NEW OWNER	064-16-0A-114.00
(NAME) P.O. Box 505	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Falcon Group, A General Partnership**, hereinafter called the Grantor(s), has quitclaimed unto **Ronald G. Rains and Patrick L. Rains as tenants in common with rights of survivorship**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in Davidson County Tennessee, described as follows, to-wit:

Being unit no. 114, on the Plan of Jackson Meadow, Phase 1, Section 1, according to the Master Deed of record in Book 7433, Page 236, as amended in Book 7434, Page 642, in the Register's Office for Davidson Count, Tennessee and more particularly describes in Plat Book 6900, Page 527, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Falcon Group, a General Partnership, by Quitclaim Deed from Riverside Properties, a General Partnership, dated March8, 2013, and of record in Instrument Number 20130312-0024292, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further 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, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 114 General Jackson Drive, Hermitage, TN 37076.

Bill Garrett Davidson County
Batch# 76070 DEEDQC
04/03/2018 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180403-0031384

Witness my hand this 13th day of March, 2018.

Ronald G. Rains

Patrick L. Rains

STATE OF TN
COUNTY OF WILSON

Before me the undersigned Notary Public within and for the State and County aforesaid, personally appeared Ronald G. Rains, with whom I am personally acquainted and who upon his oath acknowledged himself to be a Partner of Falcon Group, a General Partnership, the within named bargainer and that he as such Partner, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the Partnership by Ronald G. Rains as such Partner.

Witness my hand and official seal, this the 13th day of March, 2018.

Tammy Duncan
Notary Public

My Commission Expires: 4/17/19

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

Before me the undersigned Notary Public within and for the State and County aforesaid, personally appeared Patrick L. Rains, with whom I am personally acquainted and who upon his oath acknowledged himself to be a Partner of Falcon Group, a General Partnership, the within named bargainer and that he as such Partner, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the Partnership by Patrick L. Rains as such Partner.

Witness my hand and official seal, this the 13th day of March, 2018.

Tammy Duncan
Notary Public

My Commission Expires: 4/17/19

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL) JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY