Instr:200003010020023 Page: 1 OF 3
REC'D FOR REC 03/01/2000 12:10:40PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $547.23

RETURN TO:
Rudy Title & Escrow
2000 Glen Echo Rd., Ste. 209
Nashville, TN 37215

WARRANTY DEED

N-WRIGHT-99-0428

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF December, 1999.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 11-29-03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urmila Pandya	Chase Manhattan Mtg. Corp.	
309 Oak Highland Court (ADDRESS)	6853 SW 18th Street #203 (NAME) (ADDRESS)	173-04-OA-54
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Boca Raton, FL 33433 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT H. REEDER AND WIFE, AMERICA REEDER AND MONIQUE REEDER UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto URMILA PANDYA, hereinafter called the Grantees, their heirs and assigns, that 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. 54 as ahown on the plan of Oak Highlands, of record in Book 6900, page 431-435, Register's office for Davidson County, Tennessee. To which plan refrence is hereby made for a more complete description.

Being the same property conveyed to Monique Reeder, unmarried and Robert H. Reeder and wife, America Reeder by Deed from Gerald A. Milgie and wife, Leigh Ann Milgie, of record in Book 9899, page 137, said Register's office.

unimproved ( )
This is improved (X) property, known as 309 Oak Highland Court, Antioch, Tennessee 37013
(House Number) (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 15th day of December, 1999.

Robert H. Reeder
Robert H. Reeder

America Reeder
America L. Reeder

Monique Reeder
MONIQUE REEDER

STATE OF Tennessee
COUNTY OF Davidson

Monique Reeder,

Personally appeared before me, , a Notary Public in and for said County and State, the within named ~~Robert H. Reeder and wife, America Reeder,~~ the bargainor (s), 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 Antioch, Tennessee, this 15th day of December, 1999.

My Commission Expires: 11-29-03

CARRIE ANN GLOSSINGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 15th day of December, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of ALAMEDA } SS.

On 1/19/2000 (DATE) before me, HOWARD S. HARPER (NOTARY),
personally appeared ROBERT H. REEDER & AMERICA REEDER (SIGNER(S))

☒ personally known to me - OR- ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

HOWARD S. HARPER
Comm. # 1128957
NOTARY PUBLIC - CALIFORNIA
Alameda County
My Comm. Expires March 16, 2001

WITNESS my hand and official seal.

Howard S. Harper
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

☒ INDIVIDUAL
☐ CORPORATE OFFICER
_____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED
TITLE OR TYPE OF DOCUMENT

ONE
NUMBER OF PAGES

1/19/2000
DATE OF DOCUMENT

OTHER