18992

Box 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/02 16:03 2pgs
Fees:13.00 Taxes:640.10

20021015-0126896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Amy E. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
April N. Provo
My Comm Issue Expires
Sept. 21, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0071

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Matthews	Suntrust Bank	083-03-0-079.00
(NAME)	(NAME)	
2113 Pontotoc Ave.	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wallace A. Reynolds Jr. and wife, Shelia Lee Reynolds, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Matthews and Catherine L. McGrady, 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. 17 on the Plat of Pontotoc Subdivision, as of record in Book 547, Page 113, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wallace A. Reynolds, Jr. and wife, Shelia Lee Reynolds by Warranty Deed from Anita Lavelle Reed, married, dated May 31, 1996, of record in Book 10083, Page 688, re-recorded in Book 10141, Page 994, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2113 Pontotoc Ave., Nashville, TN 37206
(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 our hands this 11th day of October, 2002.

Wallace A. Reynolds Jr.

Shelia Lee Reynolds by Lavelle Reynolds, Jr. as Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wallace A. Reynolds Jr. 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 Nashville, Tennessee this 11th day of October, 2002.

Commission expires: 11/27/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Wallace A. Reynolds, Jr., known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Shelia Lee Reynolds, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Shelia Lee Reynolds. Witness my hand and Notarial Seal this 11th day of October, 2002.

Notary Public

My Commission Expires: 11/27/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212