WARRANTY DEED

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-27-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore C. Reise	Wells Fargo Home Mortgage	149-02-0-B-120.00
(NAME) 4827 W. 109th St. ~~1012 Aldersgate Road~~	(NAME) 11301 Carmel Commons Blvd.	
(ADDRESS) Oaklawn, IL 60453 ~~Antioch, TN 37013~~	(ADDRESS) Charlotte, NC 28226	
(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, Margaret G. Eaves, unmarried, and F. Farrell Eaves Jr. and wife, Fern V. Eaves, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodore C. Reise and wife, Dorothy J. Reise, 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:

BEING Lot No. 172, on the plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Pages 92, 93, & 94, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Margaret G. Eaves and F. Farrell Eaves, Jr. and Fern V. Eaves, unmarried, 2 & 3 married, by deed from Gregory M. Ellzey and wife, Judy L. Ellzey, of record in Book 10094, page 899, Register's Office, Davidson County, Tennessee.

Subject to Charter for Piccadilly Square Homeowners Association of record in Book 6236, Page 683; Book 6295, Page 548; Book 6295, Page 556, Book 6295, Page 564; and Book 6300, Page 423, as corrected in Book 6295, Page 503, said Register's Office.

Subject to a(n) sewer easement of record in Book 6608, Page 8, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6236, page 683; Book 6295, Page 534; Book 6295, Page 506; Book 6300, Page 409; Book 6295, Page 520; and Book 6306, Page 833; said Register's Office.

Subject to By-Laws of record in Book 6236, Page 683; Book 6295, Page 588; Book 6295, Page 572; Book 6300, Page 431; and Book 6295, Page 580, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1012 Aldersgate Road, Antioch, TN 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 our hands this 26th day of November, 2003.

Fern V. Eaves

Margaret G. Eaves

F. Farrell Eaves Jr.

Davidson County DEEDWARR
Recvd: 12/08/03 09:36 2pgs
Fees:13.00 Taxes:436.23

20031208-0175590

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 Margaret G. Eaves, F. Farrell Eaves, Jr., and wife, Fern V. Eaves, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 2003.

Commission expires: Sept. 22, 2007

Notary Public

ROBERT G. WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Return to:

Advantage Title & Escrow
109 Kenner Avenue
Nashville TN 37205
615 252-2085
#924