WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Richard Autery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Judith C. Jacobs
Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/03/04 11:52 2pgs
Fees:13.00 Taxes:486.55
20040603-0065332

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 145 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Reece	← Same	87-01-0/A/13.00
(NAME)	(NAME)	
4256 Chesney Glen Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Richard Autery and wife, Kimberly Autery**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad R. Reece, unmarried**, 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. 13 on the Plan of Chesney Glen, Section 1-A, a Planned Unit Development, as of record in Plat Book 9700, page 288, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Autery and wife, Kimberly Autery by Warranty Deed from Philip B. Nelson, an unmarried man, dated February 22, 2000 and filed for record in Instrument No. 200002240018224, Register's Office for Davidson County, Tennessee.

Subject to any and all matters of record in Plat book 9700, page 288, Register's Office for Davidson County, Tennessee. The 2003 county Taxes have been prorated and assumed by the Grantees.

Subject to Restrictive Covenants contained in an instrument of record in Book 10278, Page 279, Book 10449, Page 215, Book 10449, Page 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944, Book 11064, Page 911 and Book 11317, Page 674, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4256 Chesney Glen Dr., Hermitage, TN 37076

(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.

Richard Autery
Richard Autery

Kimberly A. Autery
Kimberly Autery

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 5/14/2004, before me personally appeared Richard Autery and wife, Kimberly Autery to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of May, 2004.

Commission expires: March 15, 2008

Judith C. Jacobs — Notary Public

