WARRANTY DEED

Lender's Title & Escrow, LLC
810 Crescent Centre Drive, Suite 250
Franklin, Tennessee 37067
(615) 778-9255 - Fax: (615) 778-9015

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-16-08 (AFFIX SEAL)

SANDRA K. BRIM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY:
Lenders Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. Jerry Hiland	Jerry Hiland	161-2-154
(NAME)	(NAME)	
5100 Meta Court	5100 Meta Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Ramone A. Reina, and wife Anna L. Reina, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Jerry Hiland and Mary Hiland, 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. 46 on the Plan of Re-Subdivision of Lots 44,45, 46, 47, 48, & 49, of McMurray Place, Section 2 as of record in Book 5190, page 668, 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 Ramone A. Reina, and wife Anna L. Reina, by Deed from Larry W. West and wife, Kim M. West dated April 25, 1986 and filed for record in Book 6840, page 893, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ramone A. Reina, and wife Anna L. Reina by Quitclaim Deed dated May 11, 1992, and filed for record in Book 8627, page 769, said Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☐

This is improved ☒ property, known as 5100 Meta Ct., Nashville, TN 37211

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 16th day of October, 2004.

Davidson County DEEDWARR
Recvd: 10/20/04 14:48 2pgs
Fees:13.00 Taxes:480.63

20041020-0126408

Ramone A. Reina

Anna L. Reina

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Ramone A. Reina, and wife Anna L. Reina with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 16th day of October , 2004.

Commission expires: 1-16-04

Sandra K. Brim

Notary Public

