Davidson County DEEDWARR
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Fees:13.00 Taxes:566.10

20050705-0076771

File No. 250601438

WARRANTY DEED

DONALD L. GARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 11-22-05

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betina DiDomenico	Betina DiDomenico, New Owner	161-06-0-266
(NAME) 640 Huntington Ridge Dr.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **Jon L. Reynolds and Alicia N. Reynolds**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Betina DiDomenico, and Husband Keith DiDomenico**, HEREINAFTER CALLED THE GRANTEE(S), 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. 15 on the Plan of Huntington Park – Section Five, as of record in Book 4660, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jon L. Reynolds and wife, Alicia N. Reynolds by Warranty Deed from Michael G. Koreiba, an unmarried man, of record in Instrument No. 200005020043903, dated April 27, 2000, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 4660, Page 47, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4734, Page 353, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 640 Huntington Ridge Dr., 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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 24th day of June, 2005.

Jon L. Reynolds

Alicia N. Reynolds

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon L. Reynolds and wife Alicia N. Reynolds, with whom I am personally acquainted, and who acknowledged they executed the foreoing instrument for the purposes therein contained

Witness my hand at office this 24th day of June, 2005.

Commission expires: 11-22-05

Notary Public

File Number: 250601438

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

