File No. [redacted]2289

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/05 16:25 2 pgs
Fees:13.00 Taxes:521.70
**20050713-0081434**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 05/31/08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Constance L. Reese | Constance L. Reese | 164-10-0-A-093.00-CO |
| (NAME) 4072 Pine Orchard Place | (NAME) Same | |
| (ADDRESS) Antioch, TN 37013 | (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, , J.O. Clark Construction, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Constance L. Reese, 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:

BEING Lot No. 241, Summerfield Village Two, as shown by plat of record in Instrument Number 200009290096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to J.O. Clark Construction, LLC by QuitClaim deed from John Harney of record in Deed Book 20050713-0081433, _____, Register's Office for said County.

Being part of the same property conveyed to John Harney, by Deed from Summerfield Development, LLC, dated February 6, 2003, filed for record on February 19, 2003, in Instrument Number 200302190021096, Register's Office for Davidson County, Tennessee.

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 4072 Pine Orchard Place, 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 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 our hands this 27th day of May, 2005.

J.O. Clark Construction, LLC

By: Mark Clark Pres.
Rachel McClure Att. In Fact

Attest:

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 16th day of May, 2005, before me personally appeared Rachel McClure, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mark Clark, chief manager of J.O. Clark Construction, LLC, and who acknowledged that Rachel McClure executed the same as the free act and deed of the said Mark Clark, chief manager of J.O. Clark Construction, LLC by virtue of that Power of Attorney, duly executed by the said Mark Clark and appearing of record in Book 495, page 2492, of Register's Office of Rutherford County, Tennessee.

Witness my hand at office this.

Commission expires: 12/18/05

Notary Public

**File Number:** [redacted]2289

**RETURN TO:**
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

