WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Christine Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2005.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: ~~February 23, 2008~~. 3-6-07
(AFFIX SEAL)

CONNIE L. TIMBS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 3-6-07

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

Davidson County DEEDWARR
Recvd: 08/11/05 15:35 2 pgs
Fees:13.00 Taxes:536.50

20050811-0095388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raul Garcia	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
426 Neelys Bend Road	605 South Perry Street	52-01-0290.01
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Montgomery, AL 36104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20051824

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Marlene Reedy and James Reedy, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Raul Garcia**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

The northerly part of lot number fourteen on the plan of Madison Park subdivision in the eleventh civil district of Davidson County, Tennessee, as of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee.

Said part of lot number fourteen is described as follows:

Beginning at the common corner between lot number 14 and 15 on the plan of Madison Park Subdivision as recorded in Book 421, Page 184, R.O.D.C. Point being 200 feet from the east margin of Madison Blvd.; thence with the southerly margin of Neely's Bend Road South 88° 45 min. E 200 feet to the west margin of Lanier Avenue; thence with the west margin of Lanier Avenue S 1° 15 min. W 210 feet; thence N 88° 45 min. w 200 feet to a point in the east margin of Lot No. 15; thence n 1° 15 min. E 210 feet to the point of beginning.

BEING all of the same property conveyed to Marlene Reedy and James Reedy, wife and husband by Warranty Deed from Don Floyd, unmarried and James O. Floyd and wife, Julia Floyd, dated August 20, 2004 and filed of record in 20040824-0101897 and re-recorded in Instrument No. 20041014-0123756 and being the same property previously conveyed to Don O. Floyd, unmarried and James O. Floyd, married by Quitclaim Deed from Doris Ann Floyd, filed of record on August 6, 2002 in Instrument No. 20020806-0094662, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 426 Neely's Bend Rd., Madison, TN 37115

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons** whomsoever. **Wherever used 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.

JR / MR

Witness our hands this 9th day of August, 2005.

Marlene Reedy

James Reedy

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Marlene Reedy and James Reedy, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Marlene Reedy and James Reedy, wife and husband executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Springfield, Tennessee~~ Hendersonville this 9th day of August, 2005.

Commission expires: February 23, 2008

MARY ANNE HARDAWAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Mary Anne Hardaway Notary Public