File No. 270501628

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/07 10:43 2 pgs
Fees:13.00 Taxes:451.40
20070625-0075396

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

F. Meeuwis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2007.

Notary Public
MY COMMISSION EXPIRES: 04/21/07
(AFFIX SEAL)

WILLIAM D. CASTLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank R Meeuwis	~~Frank R Meeuwis~~ Regions Bank dba Regions Mtg	051-08-0-172.00
(NAME) 315 Due West Avenue	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Madison, TN 37115	(ADDRESS) Birmingham, AL 35244	
(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, I, John M Reynolds, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank R Meeuwis, an unmarried man HEREINAFTER CALLED THE GRANTEE(S), His 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 more particularly described as follows to wit:

Being the easterly 25 feet of Lot No. 3, all of Lots Nos. 4 and 5, and the westerly 25 feet of Lot No. 6 on the unrecorded plan of George F. Roth's Re-Subdivision of Lots Nos. 19 and 25, Montague, and described as follows:

BEINNING at a point in the northeasterly margin of Due West Avenue, formerly Belle Camp Highway, 194.4 feet southeast of the corner of said Avenue and Milliken Bend; thence with the margin of Due West Avenue, southeasterly 150 feet to a point; thence northeasterly 200 feet to a point; thence North 53 degrees 30' west 150 feet to a point; thence southwesterly 200 feet to the point of beginning.

Being the same property conveyed to John M Reynolds, unmarried by deed from Betty J. Smith and Patricia A. Lazenby and Charles R. Mundy and Donald E. Mundy, Heirs at Law Willie Mae Mundy, deceased, dated 10/01/02 of record in Instrument No. 20021007-0122116, Register's Office for 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 315 Due West Avenue, 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(S), His 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 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 hands this 13th day of June, 2007.

John M Reynolds

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John M Reynolds, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of June, 2007.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

File Number: 270501628

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072