WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/07 12:37 2 pgs
Fees:13.00 Taxes:406.63
20070807-0094242

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 109,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.
Notary Public
MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Reasonover	Charles R. Reasonover	
(NAME) 710 Lawrence St.	(NAME) 710 Lawrence St.	044-15-0-042.00
(ADDRESS) Old Hickory, TN	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071641

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, **I, Janice Lopez, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Charles R. Reasonover, husband and wife Emily A. Reasonover, husband and wife**, 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. :

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

BEING Lot No. 127 on the Plan of Village of Old Hickory, Section A, as of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Janice Lopez by Warranty Deed from Janet Curtis, unmarried, dated October 26, 2005 and filed of record in Inst. #20051104-0133859, and re-recorded in Inst. #20060118-0006568, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 710 Lawrence St., Old Hickory, TN 37138

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 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 my hand this.

Janice Lopez

STATE OF TEXAS

COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Janice Lopez, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory

evidence, and who acknowledged that Janice Lopez, unmarried executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of August, 2007.

Commission expires:

Notary Public

JENNIFER COHEN-UR
Notary Public, State Of Texas
My Commission Expires
08-22-2009