# WARRANTY DEED

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPT. 2007

Notary Public

MY COMMISSION EXPIRES: ~~January 24, 2011~~. 5/22/2010

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Accurate Title & Escrow, 1181 Nashville Pike, Gallatin, TN 37066

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Reeves | Magna Bank | 44-15/265.00 |
| (NAME) | (NAME) | |
| 1100 Elliston Street | P. O. Box 17257 | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Memphis, TN 38187 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, WE, Martha S Hopper, a married woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Reeves and wife, Sharon Reeves, 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:

Being Lot No. 90 of Section "C" on the Plan of E I Dupont de Nemours and Company's Subdivision ( also referred to as Village of Old Hickory) as of record in Book 1424, Page 66, Register's Office for said County.
Said Lot No. 90 fronts 61.3 feet on the westerly side of Elliston Street and extends back 66.1 feet on the northerly line and 65.5 feet on the southerly line to a dead line, measuring 61.1 feet thereon

Being the same property conveyed to Martha S Hopper, a married woman by Warranty Deed from Jane L Smith, unmarried dated 11/22/2006 of record as Instrument Number 200611270146242, Register's Office for Davidson County, Tennessee.

Property Address: 1100 Elliston Street, Old Hickory TN 37138

**Grantor states the property was never her homestead.**

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and paid by the seller herein.

unimproved ☐
This is improved ☒ property, known as 1100 Ellisten Street, 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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 09/24/07 15:15 2 pgs
Fees:13.00 Taxes:377.40
20070924-0113915

Martha S Hopper, a married woman
**Investment Property**

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, personally appeared, Martha S Hopper who are known to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September 2007

Commission expires: January 24, 2011

Leslie D Sircy Notary Public

*** Investment Property***

