CLG# 200805004 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/08 11:32 2 pg
Fees:13.00 Taxes:1846.30
20080626-0065843

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2008.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared S. Reynolds	Taylor Bean + Whitaker Mtg.	Map 181-1
(NAME)	(NAME)	
916 Gilmore Avenue	1417 North Magnolia Ave.	Parcel 276.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Ocala, FL 34475	
(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, **JOHN C. WEHBY AND WIFE, ANN T. WEHBY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JARED S. REYNOLDS AND WIFE, LAURA REYNOLDS,** 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:

Land in Davidson County, Tennessee, being Lot No. 37 and the easterly 2 feet of Lot No. 38 on the Plan of Montrose Place of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 and part of Lot No. 38 front together 52 feet on the northerly margin of Gilmore Avenue and extend back between parallel lines 160 feet to an alley.

Being the same property conveyed to John C. Wehby and wife, Ann T. Wehby, by deed from Trustees of St. Luke's Missionary Baptist Church of record in Instrument #20080227-0019128, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 57, page 93, said Register's Office; and (c) ingress and egress easement of record in Instrument #20080522-0052580, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 916 Gilmore Avenue, Nashville, Tennessee 37212
(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.

Witness our hands this 23RD day of June, 2008.

John C. Wehby

Ann T. Wehby

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 C. Wehby and Ann T. Wehby, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23RD day of June, 2008.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public