Davidson County DEEDWARR
Recvd: 12/17/08 09:37 2 pgs
Fees:13.00 Taxes:521.70

20081217-0120659

File No. 281100205

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/15/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy R. Reid	Wilson Bank & Trust	
(NAME) 3314 Pugh Road	(NAME) 1436 West Main Street	MAP/PARCEL 124-00-0-019.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Lebanon, TN 37087	
(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, Lisa Reid, a married woman and husband, Robert Jason Reid**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Nancy R. Reid, a single woman**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 4th, formerly the 14th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor dated August 21, 1959 as follows:

Beginning at the northwest corner of the Tom Baggerty property as shown on said survey, being also the northeast corner of the property conveyed to W. M. Luttrell and wife, by deed from Cordell Lenning and wife, as of record in Book 2644, Page 619, Register's Office for said County; thence with said Baggerty's westerly line south 4 deg. 30' west 210 feet to a point; thence north 58 deg. 30' west 210 feet to a point; thence north 4 deg. 30' east 210 feet to the southerly line of the property conveyed to James Turner Bradford, Jr. and wife, by deed from Pauline McKenney Alexander and husband, as of record in Book 2647, page 248, said Register's Office, thence with the same south 85 deg. 30' east 210 feet to the beginning.

Being part of the same property conveyed to Lisa Reid, married by Warranty Deed from Charles G. Dixon and wife, Julia Mai Dixon of record in Instrument 20040805-0094268 on July 29, 2004 and filed for record on August 5, 2004, Register's Office for Davidson County, Tennessee.

The said Robert Jason Reid joins in this conveyance with his Wife Lisa Reid to convey any and all rights he may have in said property.

Together with the access easement recorded in book ~~*~~ ____, page _____. Register's office for Davidson County.

This conveyance is subject to any and all existing easements and restrictions of record.

*20081217-0120058

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 3314 Pugh Road, Hermitage, TN 37076
(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), HER 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), HER 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 11th day of December, 2008.

Robert Jason Reid

Lisa Reid

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lisa Reid, a married woman and Husband Robert Jason Reid, 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 Mt Juliet, Tennessee, this 12/11/2008.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 281100205

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122