File No. 290601100

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

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

Davidson County DEEDWARR
Recvd: 07/30/09 08:11 3 pgs
Fees:18.00 Taxes:540.20
20090730-0071193

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Cruz	PrimeLending, A PlainsCapital Company	
(NAME)	(NAME)	
741 Stone Hedge Drive	18111 Preston Road, Ste. 900	05316026500
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX 75252	
(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, We, **Barbara Reasonover and Larry Reasonover**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **David J. Cruz**, 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, being Lot No. 11 on the Final Plat Section Four, Stone Hedge, , as of record in Plat Book 9700, Page 265, as amended in Book 10159, page 42 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 the same property conveyed to Barbara White and Larry Reasonover by Deed dated August 8, 1997 from Universal Builders, L.L.C. of record in Deed Book 10165, page 143, Register's Office for said County. The said Barbara White is now known as Barbara Reasonover and one and the same person.

This conveyance is subject to: (1) Taxes for the year 2009 and subsequent years, a lien, not yet due and payable; (2) Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 265, as amended in Book 10159, Page 42; (3) Waiver of setback line as shown of record in Book 10565, Page 141; (4) Sanitary Sewer and Storm Drainage Easement as shown of record in Deed Book 8883, Page 651 and Book 8883, Page 641; (5) Right of Way Easement as shown of record in Deed Book 5279, Page 146 and Book 5269, Page 302, 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 741 Stone Hedge Drive, 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 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 23rd day of July, 2009.

Barbara Reasonover

Larry Reasonover

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Barbara Reasonover and Larry Reasonover 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.

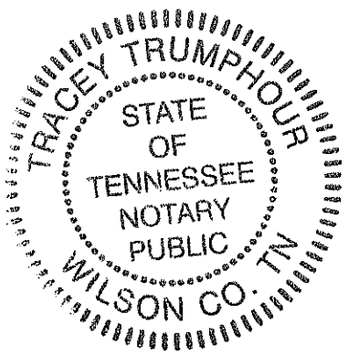
Witness my hand at office this 23rd day of July, 2009.

Commission expires: 11.28.09

Notary Public

File Number: 290601100

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



Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of ~~the~~ electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true ~~and~~ correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

