WARRANTY DEED

DEAN GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Michelle Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2010.

Notary Public

MY COMMISSION EXPIRES ~~March 20, 2010~~ 8/20/2013

(AFFIX SEAL)

Deanie L. Gregory, Atty. **THIS INSTRUMENT WAS PREPARED BY**
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MeShawn Cook	New Owner	04315028900
(NAME)	(NAME)	
1027 New Providence Pass	Same	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Reyes Construction, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MeShawn Cook, 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. 3 on the Final Plat of Providence Place, a plat which is of record as Instrument No. 20080703-0068717 in the Register's Office for Davidson County, Tennessee to whcih plat reference is here made for a complete description thereof.

Being a part of the same property conveyed to Reyes Construction, Inc. by Warranty Deed from Donald Fred Johnson which deed is recorded as Instrument No. 20090518-0045257 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, MINIMUM BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE FINAL PLAT OF PROVIDENCE PLACE, WHICH PLAT IS OF RECORD AS INSTRUMENT NO. 20080703-0068717, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO DECLARATION OF EASEMENT FOR WATER UTILITY SERVICES RECORDED AS INSTRUMENT NO. 20061226-0160172, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO RIGHT-OF-WAY FOR STREET PURPOSES GRANTED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 11176, PAGE 219, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1027 New Providence Pass, Madison, TN 37115
(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 my hand this 19th day of February, 2010.

REYES CONSTRUCTION, INC.

By: _____
Pedro Reyes, President

REYES CONSTRUCTION, INC.

By: _____
Deanna Reyes, Vice-President

BILL GARRETT, Davidson County
Trans:T20100011289 DEEDWARR
Recvd: 02/25/10 14:09 2 pgs
Fees:13.00 Taxes:518.00

20100225-0014559

File No.: 2010-0064
TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Pedro Reyes & Deanna Reyeswith whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President & VP of **Reyes Construction, Inc.**, the within named bargainor, a corporation, and that they as such President & VP being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by themselves as such President and Vice-President.

WITNESS my hand and seal, this 19th day of February, 2010.

My Commission Expires:
March 20, 2010

Deanie L. Gregory
Notary Public, DEANIE L. GREGORY

