WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100020507 DEEDWARR
Recvd: 04/07/10 14:48 2 pgs
Fees:13.00 Taxes:499.13
20100407-0026253

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

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
Phyllis Sublett	New Owner	04315029200
(NAME)	(NAME)	
226 Larkin Springs Road		
(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 Phyllis Sublett, 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. 5 on the Final Plat of Providence Place of record as Instrument Number 20080703-0068717 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being a part of the same property conveyed to Reyes Construction, Inc. from Donald Fred Johnson by Warranty Deed of record as Instrument Number 20090519-0046126, Register's Office for Davidson County, Tennessee.

AND INCLUDING ALL RIGHT, TITLE AND INTEREST IN AND TO WATER UTILITY SERVICES AS SET FORTH IN A DECLARATION OF EASEMENT OF RECORD AS INSTRUMENT NO. 20061228-0160172

This Conveyance is subject to property taxes for the year 2010 and subsequent years, also subject to notes, easements, building setback lines, etc. if any, as may be set forth on the Final Plat of Providence Place of record as Instrument Number 20080703-0068717, further subject to the Right-Of-Way for street purposes granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11176, Page 219, Register's Office for Davidson County, Tennessee, and subject to Declaration of Easement for water utility Services recorded as Instrument Number 20061226-0160172, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 226 Larkin Springs Road, 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 1st day of April, 2010.

Reyes Construction, Inc.

BY: Deanna Reyes
Deanna Reyes, Vice President

STATE OF TENNESSEE

COUNTY OF Davidson

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

WITNESS my hand and seal, this 1st day of April, 2010.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY