WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Kenneth R Reasoner II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2011.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

MELISSA D ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20110043768 DEEDWARR
Recvd: 07/20/11 11:46 2 pgs
Fees:13.00 Taxes:370.00
20110720-0055539

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
nty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Reasoner II	PrimeLending, A PlainsCapital Company	01600001800
(NAME)	(NAME)	
3158 Ivey Point Road	18111 Preston Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20110586

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, KENNETH R. REASONER AND WIFE, JUDY A. REASONER, AND FAYE MYERS AND HESSIE ALLEN**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **KENNETH R. REASONER II, A SINGLE MAN**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3158 Ivey Point Road, Goodlettsville, TN 37072-9117

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 18th day of July, 2011.

Faye Myers
Faye Myers

Kenneth R Reasoner
Kenneth R. Reasoner

Hessie Allen
Hessie Allen

Judy A. Reasoner
Judy A. Reasoner

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Kenneth R. Reasoner and Judy A. Reasoner and Faye Myers and Hessie Allen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Kenneth R. Reasoner and Judy A. Reasoner and Faye Myers and Hessie Allen executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2011.

Commission expires: 4/23/2013

MELISSA D ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers
Notary Public

EXHIBIT A

Certain real property situate in 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at Abnar Binkley's Southwest corner in J.M. Binkley's East line; thence North 87-3/4° East 35.4 poles to a stake in the Northerly margin of the Ivy Point Road; thence south 3-1/4° East 69 poles to a stake on the East bank of a small drain in hollow; thence North 85-3/4° West 41.84 poles to a stone in Sterry's North boundary line; thence North 1-3/4° East 66.6 poles to the point of beginning, containing 16.36 acres, more or less.

EXCLUSION NO. 1:
INCLUDED in the above described tract but specifically EXCLUDED from this conveyance is the following described tract of land conveyed to Kenneth Reasoner and wife, Judy A. Reasoner by Barney Edward Reasoner and wife, Modina Pearl Reasoner, dated October 12, 1972 and filed of record in Book 4646, page 257, Register's Office for said County, to-wit:

BEGINNING at a point on the South margin of Ivey Point Road the common property line between the Wingo and Reasoner tracts; thence South 3° 15' East 1,080 feet along said common property line to a small drain in hollow; thence North 85° 45' West 150 feet to a point; thence North and parallel to the East line 1080 feet in Ivey Point road; thence East along the Southerly margin of Ivy Point Road 150 feet to the beginning, containing 3.72 acres, more or less.

BEING all of the same property conveyed to Kenneth R. Reasoner and Judy A. Reasoner by Warranty Deed from Barney Edward Reasoner and wife, Modina Pearl Reasoner, dated August 28, 1996 and filed of record in Book 10175, Page 65, Register's Office for Davidson County, Tennessee. Life Estates were reserved in said deed for Barney Edward Reasoner and wife, Modina Pearl Reasoner and Faye Myers and Hessie Allen. The said Barney Edward Reasoner and wife, Modina Pearl Reasoner are now deceased.

EXCLUSION NO. 2:
INCLUDED in the above described tract of land but specifically EXCLUDED from this conveyance is the following described tract of land conveyed to Kenneth R. Reasoner and wife, Judy Reasoner by Kenneth R. Reasoner and wife, Judy Reasoner, dated January 14, 1998 and filed of record in Book 10759, page 70, Register's Office for said County, to-wit:

BEGINNING at a point in the Southerly margin of Ivory Point Road, said point being South 60° 07' 22" East, 120.43 feet from Thomas Reasoner in Deed Book 10184, page 197, Register's Office for Davidson County, Tennessee, said pin being the most Northwest corner of herein described tract; thence with said margin, South 60° 07' 22" East, 203.62 feet to a set iron pin; thence now leaving said margin with a new line South 13° 11' 12" West, 772.94 feet to a set iron pin; thence with a new line, South 36° 16' 52" West, 384.05 feet to an existing corner post, said post being the most Southeast corner of previous said Thomas Reasoner; thence with said Reasoner's Easterly line North 05° 43' 21" East, 979.57 feet to a set iron pin; thence now leaving said Reasoner with a new line North 47° 58' 53" East, 168.31 feet to a set iron pin; thence with a new line 199.72 feet to a set iron pin; thence North 18° 59' 47" West, 58.39 feet to the point of beginning and containing 5.071 acres, more or less, as per survey by Tommy E. Walker, TN Lic. No. 1465, dated December 3, 1997.

EXCLUSION NO. 3:
INCLUDED in the above described tract of land but specifically EXCLUDED from this conveyance is the following described tract of land conveyed to Thomas Hayden Reasoner by Kenneth R. Reasoner and wife, Judy Reasoner , dated January 14, 1998 and filed of record in Book 10759, page 72, Register's Office for said County, to-wit:

BEGINNING at a point in the Easterly line of Thomas H. Reasoner in Deed Book 10184, page 197, Register's Office for Davidson County, Tennessee, said point being South 05° 43' 21" West, 132.62 feet from said Reasoner most Northeast corner; thence now leaving said Reasoner with a new line south 87° 50' 43" East, 113.40 feet to a set iron pin; thence South 47° 58' 53" West, 168.31 feet to a set iron pin in the Easterly line of previous said Reasoner; thence with said Reasoner North 05° 43' 21" East, 117.51 feet to the point of beginning, containing 0.153 acres, more or less, as per survey by Tommy E. Walker, TN Lic. No. 1465, dated December 3, 1997.

Faye Myers and Hessie Allen are signing for the purpose of conveying any and all interests they may have in life estate.