(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110045400 DEEDWARR
Recvd: 07/27/11 10:00 2 pgs
Fees:13.00 Taxes:370.00
20110727-0057354

MELISSA D ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

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

X Kenneth R Reasoner
Affiant

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

Melissa D Rogers
Notary Public

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty 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	Kenneth R. Reasoner	
(NAME) 3171 Ivey Point Road	(NAME) 3171 Ivey Point Road	10-20.00
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20110533

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, Charles E. Mayes and Dorothy June Mayes,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kenneth R. Reasoner and Judy A. Reasoner**, husband and wife, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1 on the Final Plat for Charlie Mayes Property, which plat appears of record in Instrument No. 20030930-0144141, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING part of the same property conveyed to Charles E. Mayes and wife, Dorothy June Mayes by Warranty Deed from Juanita M. Binkley Brown, dated September 13, 2002 and filed of record in Book 20020917-0131188, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3171 Ivey Point Road, Goodlettsville, TN 37072

(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 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.

X Charles E. Mayes
Charles E. Mayes

X Dorothy J. Mayes
Dorothy June Mayes
D. J. M.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Charles E. Mayes and Dorothy June Mayes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Charles E. Mayes and Dorothy June Mayes executed the within instrument for the purposes therein contained.

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

Commission expires: April 23, 2013



Melissa D Rogers Notary Public