03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $204,550.00

Rachelle Caudill
Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2013

Subscribed and sworn to before me, this 27th day of April, 2012.

Diane K. Mann
Notary Public
My commission expires: _____

03-1203-37620

Address of New Owner:	Send Tax Bills to:	Tax Information
Sherian M. Anderson	Magna Bank	113-00-0 148.00
8145 Duffield Road	P. O. Box 17257	
Pegram TN 37143	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jo Ann L. Reasonover, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sherian M. Anderson and Rebecca A. Hinton, hereinafter called the Grantees, their successors 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 described as follows:

Beginning at a point in the easterly boundary of a gravel road, thence in an easterly direction 315 feet to a stake; thence in a southerly direction 347 feet to a stake in Spring Hollow; thence West 250 feet to a stake in the easterly boundary of the gravel road; thence following the boundary of said road in a northerly direction 352 feet to the point of beginning. Together with driveway use and maintenance agreement as described in Book 5386, Page 627, said Register's Office.

For informational purposes only, according to a survey performed by John Kohl, Tennessee Registered Land Surveyor No. 100, dated June 27, 1977, subject property is said to contain 2½ acres, more or less.

Being the same property conveyed to Terry F. Reasonover and wife, Jo Ann L. Reasonover, by deed from John D. Duffield and wife, Evelyn P. Duffield, dated June 27, 1977, recorded August 22, 1977 in Book 5186, Page 865, Register's Office for Davidson County, Tennessee. Terry F. Reasonover having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8145 Duffield Road, Pegram, TN 37143

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120031612 DEEDWARR
Recvd: 05/01/12 09:19 2 pgs
Fees:13.00 Taxes:756.84
20120501-0037035

WITNESS my hand this 27th day of April, 2012.

Jo Ann L. Reasonover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jo Ann L. Reasonover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of April, 2012.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

