BILL GARRETT, Davidson County
Trans:T20120085775 DEEDWARR
Recvd: 11/09/12 08:53 2 pgs
Fees:13.00 Taxes:370.00

20121109-0103554

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Cynthia Walker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 2012.

Brandy K. Gomaz
NOTARY PUBLIC

My Commission Expires: _____

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219 My Commission Expires NOV 4, 2013

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cynthia Walker 3717 Old Clarksville Pike Joelton, TN 37080	SAME	021-00-0-254 021-00-0-417

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

RONALD LEWIS REEDER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CYNTHIA WALKER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled J.L. Reeder Property, of record as Plat Book 5060, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Subdivision of R. L. Reeder Property, of record as Instrument No. 20111219-0098670, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to RONALD LEWIS REEDER, by deed from WILLIAM E. CHERRY, TRUSTEE OF THE BETTY ANN REEDER REVOCABLE TRUST, of record as Instrument No. 20100104-0000428, dated December 28, 2009, said Register's Office.

This improved property is known as 3717 Old Clarksville Pike, Joelton, TN 37080.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 7th day of November, 2012.

Ronald Lewis Reeder

Ronald Lewis Reeder

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald Lewis Reeder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of November, 2012.

Brandy K Gomaz

Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013