WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130019932 DEEDWARR
Recvd: 03/12/13 09:54 2 pgs
Fees:13.00 Taxes:852.85
20130312-0024346

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2013

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

SHARON KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anthony Reynolds	NEW OWNER	Parcel ID:
5005 John Hagar Road		098090C00200CO
Hermitage, TN 37076		

FOR AND IN 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

Jeanne E. Meacham, a/k/a Jeanne E. Henshaw, married

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

Anthony Reynolds , unmarried

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 all of Lot No. 2, on the Plan of Final Plat, Hagar Glen Subdivision, as shown by plat appearing of record in Instrument 20050203-0012916, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete detail of said lot.

BEING the same property conveyed to Jeanne E. Henshaw by Quitclaim Deed from Mark S. Henshaw, of record in Instrument 20071031-0128164, dated October 4, 2007, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20060425-0047070, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050203-0012916, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Jeanne E. Meacham and Jeanne E. Henshaw being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5005 John Hagar Road, Hermitage, TN 37076

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 7 day of March, 2013.

Jeanne E. Meacham

Jeanne E. Meacham

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanne E. Meacham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal 7 day of March, 2013.

My Commission Expires: _____

Sheila D. Toohey
Notary Public

