WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

* Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reyes Construction, Inc.	Reyes Construction, Inc.	14707008700
(NAME)	(NAME)	
3008 Lookout Point	3008 Lookout Point	
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Mitchell Begley, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REYES CONSTRUCTION, INC., HEREINAFTER CALLED THE GRANTEE, ITS 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, beginning at a stone, the east line of land of McPherson (in 1871) and running west 210 feet; thence North 210 feet; thence East 210 feet; thence South 210 feet to the beginning and bounded on the North by 30 feet Avenue; South by land of Black, East by the lands of Jas. Kinnard and Melvin Winstead; and west by the land of Muse Sumner. (Metropolitan Planning Department - Online Mapping Parcel Report shows lot size to be 185x192 feet irregular).

Being the same property conveyed to Mitchell Begley by Quitclaim Deed from John Begley, Tarianna Pierce, Michael Thompson, Matthew Covington and Joseph Covington which deed is dated June 28, 2002 and recorded as Instrument No. 20020717-0085793 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHTS-OF-WAY OF ANY PUBLIC ROADS OR STREETS AND SUBJECT TO AGREEMENT FOR SANITARY SEWER AND/OR STORM DRAINAGE TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 5285, PAGE 60, SAID REGISTER'S OFFICE.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ☐

This is improved ☑ property, known as * 4420 JJ Watson Avenue, Nashville, TN 37211

*f/k/a Taylor Avenue and by Metro Ordinance No.. 89-666, street name was changed to JJ Watson Avenue

(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, its 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, its 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 19th day of April, 2013.

Mitchell Begley

BILL GARRETT, Davidson County
Trans:T20130032676 DEEDWARR
Recvd: 04/22/13 09:45 2 pgs
Fees:13.00 Taxes:92.50

20130422-0039557

File No.: 2013-0676
GRE TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of April, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mitchell Begley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, DEANIE L. GREGORY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

