THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow - Clarksville, LLC
2515 Wilma Rudolph Boulevard
Clarksville, TN 37040

File: 2013060164

BILL GARRETT, Davidson County
Trans:T20130060796 DEEDWARR
Recvd: 07/17/13 10:22 2 pgs
Fees:13.00 Taxes:532.80
20130717-0073779

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Larance D. Pardue 4268 Chesney Glen Drive Hermitage, TN 37076	U.S. BANK Home Mortgage 3180 Rider Trail Earth City, MO 63045-1518	087-01-0A-016.00 CO

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, **CHRISTOPHER R. REAGAN AND WIFE, GLENDA REAGAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARANCE D. PARDUE, AN UNMARRIED PERSON,** 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:

BEING LOT NUMBER 23, ON THE PLAN OF CHESNEY GLEN, SECTION 1-A, a Planned Unit Development as shown by Plat of record in Plat Book 9700, Page 288 in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Christopher R. Reagan, by Warranty Deed from Shamusideen Ekunsumi and wife, Shakirat Olawale, dated 01/18/06 and recorded 01/23/06 of record in Instrument No. 20060123-0008449, in the Register's Office for Davidson County, Tennessee.

Glenda Reagan joins herein to convey any and all rights, title and/or interest she may have in said property by virtue of her marriage to Christopher R. Reagan.

Christopher R. Reagan and Christopher Reagan are one and the same person.

This conveyance is made subject to all matters shown on the Plat of record in Plat Book 9700, Page 288, in the Register's Office for Davidson County, Tennessee. PUD boundary plat of Chesney Glen of record in Book 9700, Page 215, said Register's Office.

This conveyance is made subject to Restrictive Covenants recorded in Book 10278, Page 279; Book 10449, Page 215; Book 10449, Page 217; Book 10489, Page 924; Book 10528, Page 73; Book 10640, Page 944 and in Book 11317, Page 674 all in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Charter of Chesney Glen Homeowners Association, Inc. of record in Book 10290, page 256, said Register's Office.

This conveyance is made subject to conveyance of open space to Chesney Glen Homeowners Association, Inc. of record in Book 10420, Page 356 and Book 11577, Page 623, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ( )
This is improved (X) property, known as: **4268 Chesney Glen Drive, 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.

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Witnessed this the 11th day of July, 2013.

Christopher Reagan

Glenda Reagan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, R. L. Moore, a Notary Public of the County and State first above written, do hereby certify that Christopher Reagan and Glenda Reagan, the bargainor(s), with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the within named bargainor(s) and who acknowledged the execution of the within instrument for the purposes herein contained.

Witness my hand and official seal this the 11th day of July, 2013.

My Commission expires: 03/08/16

Notary Public, R. L. Moore

SEAL

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 144,000.00

Affiant

Subscribed and Sworn to before me on this the 11th day of July, 2013.

My Commission expires: 03/08/16

Notary Public, R. L. Moore

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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