WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130071117 DEEDWARR
Recvd: 08/19/13 09:46 2 pgs
Fees:13.00 Taxes:595.70

20130819-0086718

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Eugne B. Bagsby IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2013.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE 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
Eugne Benjamin Bagsby, IV	F & M Bank	PART OF 01500002200
(NAME)	(NAME)	
3040 Morgan Rd.	100 Bluegrass Commons, Ste 100	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Hendersonville, TN 37075	
(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, WE, MARK STEVEN REEVES, BARBARA ELLEN REEVES MITCHELL ANG ROGER TALMAGE REEVES, AS THE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF ANNIE ELIZABETH REEVES, DECEASED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EUGENE BENJAMIN BAGSBY, IV, married, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 1ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, and being identified on Map 15, part of Parcel No. 22, Davidson County Property Assessor's Records and more particularly described as follows:

BEGINNING at an iron pin found (set by Steve Artz) on the northern right-of-way of Morgan Road, and being the southeast corner of a tract owned by Ernest Jones and Ronald and Lisa Jones, Jr. as of record as Instrument No. 200611060137818, Register's Office for Davidson County, Tennessee, and being the southwest corner of this tract; thence with Jones, N 7 deg. 30 min. 50 sec. E. 892.00 feet to a point; thence with a new line, S 83 deg. 24 min. 00 sec. E. 359.95 feet to an iron pin; thence S 07 deg. 30 min. 50 sec. W. 474.60 feet to a point; thence N 83 deg. 24 min. 00 sec. W. 125.00 feet to a point; thence S 07 deg. 30 min. 50 sec. W. 125.00 feet to a point; thence 83 deg. 24 min. 00 sec. E 125.00 feet to a point; thence S 07 deg. 30 min. 50 sec. W. 290.00 feet to a point in the northern right-of-way of Morgan Road; thence with said right-of-way, N 83 deg. 46 min. 55 sec. 360.00 feet to the point of beginning and containing 7.001 acres, more or less.

Being part of the same property conveyed to J. T. Reeves and wife, Annie Elizabeth Reeves by Warranty Deed dated September 16, 1954, from M. H. Pardue and wife, Dovie Pardue, of record in Book 2299, Page 131, said Register's Office. The said J. T. Reeves having predeceased the said Annie Elizabeth Reeves, and the said Annie Elizabeth Reeves having since died on January 4, 2013 devising all real property to Barbara Ellen Reeves Mitchell, Roger Talmage Reeves and Mark Steven Reeves by Last Will and Testament, Case No. 13P-279 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBEJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF MORGAN ROAD.

THE ABOVE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS HEREIN.

unimproved ☐

This is improved ☑ property, known as 3040 Morgan Rd., Joelton, TN 37080
(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, his 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, his 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 15th day of August, 2013.

Mark Steven Reeves

Barbara Ellen Reeves Mitchell

Roger Talmage Reeves

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of August, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Steven Reeves, Barbara Ellem Mitchell, and Roger Talmage Reeves**, 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 they executed the same as their free act and deed.

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

My Commission Expires:
March 03, 2014

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

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