BILL GARRETT, Davidson County
Trans:T20130071686 DEEDWARR
Recvd: 08/20/13 09:45 2 pgs
Fees:13.00 Taxes:236.80

20130820-0087466

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF 64000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Eugene 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
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
EUGENE BENJAMIN BAGSBY, IV AND WIFE, CHASITY D. BAGSBY	Eugene Benjamin Bagsby IV	Part of 01500002200
(NAME)	(NAME)	
3040 Morgan Road	3040 Morgan Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, MARK STEVEN REEVES; BARBARA ELLEN REEVES MITCHELL AND 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 AND WIFE CHASITY D. BAGSBY, 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 a tract of land located in the 1st Civil District of Davidson County, Tennessee and more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of-way of Morgan Road, and being the southeast corner of a tract of land owned by Ernest Jones and Ronald and Lisa Rose, Jr. as of record in Instrument No. 200611060137818, Register's Office for Davidson County,Tennessee; thence N 07 deg. 30 min 50 sec. E. 892.00' to the point of beginning; THENCE N. 07 deg. 30 min. 50 sec. E. 423.17' to an iron pin in a fence corner; thence with a fence, S. 83 deg. 24 min. 00 sec. E, 1220.00' to a point; thence with a new line, S 70 deg. 34 min. 53 sec. W. 964.55' to a point; thence N 83 deg. 24 min. 00 sec. W. 359.95' to the point of beginning and containing 7.65 acres, more or less

Being 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, Register's Office for Davidson County, Tennessee. The said J. T. Reeves having predeceased the said Annie Elizabeth Reeves, and the said Annie Elizabeth Reeves having died on January 4, 2013 devising all real property owned by her at the time or her death to Barbara Ellen Reeves Mitchell, Mark Steven Reeves and Roger Talmage 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 SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO LACK OF ACCESS TO A PUBLIC ROAD OR STREET.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.

unimproved ☑

This is improved ☐ property, known as 3040 Morgan Road, 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 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 our hands this 15th day of August, 2013.

Mark Steven Reeves

Barbara Ellen Reeves Mitchell

Roger Talmage Reeves

STATE OF TENNESSEE

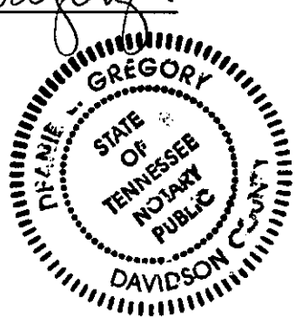
COUNTY OF Davidson

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 Ellen 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,



Return To:

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