WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130073030 DEEDWARR
Recvd: 08/23/13 10:57 2 pgs
Fees:13.00 Taxes:499.13
20130823-0089128

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

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
Larry Shaw, Jr. and Araceli Shaw	F & M Bank	04315029400
(NAME)	(NAME)	
103 Larkin Springs Road	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clarksville, TN 37040	
(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, I, Reyes Construction, Inc., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Shaw, Jr., and Araceli Shaw, Husband and Wife, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2, First Revision of Reyes Estates, Larkin Springs Road, of record in Instrument No. 20130404-0033130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed by Special Warranty Deed dated June 15, 2011, to Reyes Construction, Inc., a Tennessee Corporation, from Wilson Bank and Trust, a Tennessee Banking Corporation, of record in Instrument No. 20110620-0047072, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF FIRST REVISION OF REYES ESTATES, LARKIN SPRINGS ROAD, OF RECORD IN INSTRUMENT NO. 20130404-0033130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD WHICH MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 103 Larkin Springs Road, Madison, TN 37115
(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 my hand this 8th day of August, 2013.

Reyes Construction, Inc.

By: _____
Pedro Reyes, President

By: Deanna Reyes
Deanna Reyes, Vice President/Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pedro Reyes** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **President** of **Reyes Construction, Inc., a Tennessee Corporation**, the within named bargainor, a corporation, and that he as such **President** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such **President**.

WITNESS my hand and seal, this 8th day of August, 2013.

My Commission Expires:
3-3-14

Deanie L. Gregory
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Deanna Reyes with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Vice President/Secretary of Reyes Construction, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that she as such Vice President/Secretary being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by herself as such Vice President/Secretary.

Witness my hand and seal, this 8th day of August, 2013.

My Commission Expires:
3-3-14

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY