WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130082061 DEEDWARR
Recvd: 09/23/13 10:20 2 pgs
Fees:13.00 Taxes:351.50
20130923-0099662

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Herman Allen Scales III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2013.

Deanie L. Gregory
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
Herman Allen Scales III	Regions Bank d/b/a Regions Mortgage	04306026000
(NAME)	(NAME)	
254 Becklea Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35244	
(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, Reyes Construction, Inc., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herman Allen Scales, III, an unmarried man, 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 DAVIDSON COUNTY, TENNESSEE, being Lot No. 218 on the Plan of Madison Park, Section 6, of record in Book 4300, Page 58, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Reyes Construction, Inc. by Warranty Deed from James Eason, Sr., Billy R. Eason, Doris A. Morse and James Eason, Jr. (by and through his Attorney-in-Fact, Doris A. Morse) all as Devisees under the Last Will and Testament of Harvey E. Eason, deceased, which deed is dated May 17, 2013 and recorded May 20, 2013 as Instrument No. 20130520-0050427 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF MADISON PARK, SECTION 6, OF RECORD IN BOOK 4300, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 254 Becklea Drive, 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 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 my hand this 20th day of September, 2013.

Reyes Construction, Inc.

By: _____
Pedro Reyes, President

By: Deanna Reyes
Deanna Reyes
Vice-President

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.**, 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 20th day of September, 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 qualifiifed, personally appeared Deanna Reyes with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Vice President of Reyes Construction, Inc., the within named bargainor, a corporation, and that she as such Vice President 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.

Witness my hand and seal, this 20th day of September, 2013.

My Commission Expires:
3-3-14

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY