WARRANTY DEED

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Deanne Reyes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2013.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(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
Andrea M. Rivers	Andrea M. Rivers	043150166
(NAME)	(NAME)	
101 Larkin Springs Rd.	101 Larkin Springs Rd	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison TN 37115	
(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., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea M. Rivers and ~~Tipalayo G. Balogun~~ *Titilayo G. Balogun *HE, Wife and Husband, 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, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 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 here made for a more complete and accurate description of said property.

Being part of the same property conveyed to Reyes Construction, Inc.,. a Tennessee Corporation, by Special Warranty Deed dated June 14, 2011, 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 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL 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 THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20130093977 DEEDWARR
Recvd: 11/04/13 09:47 2 pgs
Fees:13.00 Taxes:499.13
20131104-0114059

unimproved ☐

This is improved ☑ property, known as 101 Larkin Springs Rd., 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 28th day of October, 2013.

Reyes Construction, Inc.

By: _____
Pedro Reyes, President

By: _____
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 28th day of October, 2013.

My Commission Expires:
1-9-16

Notary Public,

Return To:

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

SANDY BALENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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 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 28th day of October, 2013.

My Commission Expires:
1-9-16

Notary Public

Return to
Lenders Title & Escrow, LLC
841 Wren Rd, Ste 1
Goodlettsville, TN 37072