BILL GARRETT, Davidson County
Trans:T20130098069 DEEDWARR
Recvd: 11/19/13 08:32 2 pgs
Fees:13.00 Taxes:222.00
20131119-0118990

This Instrument Prepared by:
CBC TITLE & ESCROW
Under the Direction of
Leigh R. Wilburn
Attorney at Law
813 S. Broadway
Portland, TN 37148

"This instrument prepared without benefit of title search or title opinion at the request of the party. All party hereto expressly release, relieve, indemnify and hold harmless the preparer from any and all losses resulting from any matter of any nature that would have been disclosed by a proper title search or title opinion. The preparer of this instrument has relied solely upon the legal description contained in Warranty Deed of record in Instrument No: 20110520-0038638, in the Register's Office for Davidson County, Tennessee. By acceptance of this instrument, all party acknowledge that they have not relied upon any warranties or covenants by the preparer as to the validity of this legal description and accept full responsibility for the recordation of this Instrument."

ADDRESS NEW OWNERS:
Sherman Reeves and wife, Sherry Reeves
and Dion Reeves and Christy Reeves
407 30th Street
Old Hickory TN 37138

SEND TAX BILLS:
SAME

Map 44-5, Parcel 115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **RAGAN HALL and wife, DELORES HALL,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **SHERMAN REEVES AND WIFE, SHERRY REEVES AND DION REEVES AND CHRISTY REEVES, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** the following described property to wit:

Land in Davidson County, Tennessee, being Lot No. 71, on the plan of the Map of a part of Rayon City, of record in Book 843, page 13, Register's Office for Davison County, Tennessee to which plan reference Is hereby made for a more complete description.

Being the same property conveyed to RAGAN HALL AND WIFE, DOLORES HALL by Trustee's Deed from JOSEPH B. FREEDLE, recorded May 20, 2011 in Instrument No: 20110520-0038638, Register's Office for Davidson County, Tennessee.

Said conveyance is made subject to any visible and unrecorded easements, building regulations and zoning regulations.

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; the Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same in unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and assigns, 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 personal whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 15 day of November, 2013.

HENRY REGAN HALL, III

DELORES HALL,
By: Henry Ragan Hall, III as
POA

STATE OF TENNSSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary Public for said County and State, **RAGAN HALL AND DELORES HALL (By Henry Ragan Hall, III, as Power of Attorney for Delores Hall as evidenced by instrument of record in Record Book 1589, page 866, R.O.S.C.T.)**, named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 15 day of November, 2013.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

NOTARY PUBLIC

My Commission Expires: 6/26/17

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$60,000.00.**

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

AFFIANT

Subscribed and sworn to before me this the 15 day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 6/26/17