BILL GARRETT, Davidson County
Trans:T20140040255 DEEDWARR
Recvd: 06/09/14 09:30 3 pgs
Fees:18.00 Taxes:739.63
20140609-0049738

WARRANTY DEED

SUSAN L. HEINRICH — NOTARY PUBLIC — STATE OF TENNESSEE — COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of May, 2014

Notary Public

MY COMMISSION EXPIRES: 8/19/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Reeves II and Kathryn Reeves	Primary Residential	072 02 0 073.00
(NAME) 1304 Stratford Ave	(NAME) 1480 North 2200 West	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Salt Lake City UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Anthony L. Pence, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Douglas Reeves II and Kathryn Reeves, 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:

*Part of

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Inglewood Place of record in Plat Book 332, page 101, (erroneously shown in prior deeds as page 10) in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesse R. Dial and wife, Helen Dunn Dial by Deed from Elizabeth Arms Cabbage, dated October 22, 1945, of record in Book 1345, page 241, Register's Office for Davidson County, Tennessee. The said Jesse R. Dial having died on July 22, 1945, leaving subject property vested in Helen Dunn Dial, a widow, having conveyed subject property to Helen Dial, Trustee of the Helen Dial Trust, by Quitclaim Deed dated January 18, 1989, of record in Book 7756, page 701, Register's Office for Davidson County, Tennessee.

Helen Dial (a/k/a Helen Dunn Dial) a resident of Whatcom County, Washington, died on December 15, 2011, According to the provisions of the Helen Dial Trust, upon her death, all property in the State of Tennessee was to be distributed to her daughter, Teresa Witcher. However, Teresa Witcher, died on October 7, 2008 and all property was distributed to the surviving beneficiary, Camille Dial. Camille Dial is the surviving beneficiary and the Successor Trustee under the Helen Dial Trust.

Further being the same property conveyed to Anthony L. Pence by Warranty Deed dated September 28, 2012 from Camille Dial, Successor Trustee of the Helen Dial Trust and filed of record in Instrument No. 20120928-0088757, Register's Office for Davidson County, Tennessee.

** Said part of Lot No. 244 fronts 50 feet on the Southerly sid of Stratford Avenue and runs back between parallel lines 205 feet to the North side of Lot 210.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1304 Stratford Ave, Nashville, TN 37216

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, has 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 **28th** day of **May, 2014**

Anthony L. Pence by Joe Meinking Attorney In Fact

Anthony L. Pence
By Joe Meinking, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared _____, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of _____, and who acknowledge that he/she executed the same as the free act and deed of the said _____, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, Page _____, said Register's Office.

Witness my hand and official seal, this **28th** day of **May, 2014**

Notary Public

My commission expires: 8/29/2016

SUSAN L. HENRICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared **Joe Meinking**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Anthony L. Pence**, and who acknowledge that he/she executed the same as the free act and deed of the said **Anthony L. Pence,** by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, Page _____, said Register's Office.

20140609004997

WITNESS my hand and official seal at Nashville, Tennessee this 28th day of May, 2014.

NOTARY

MY COMMISSION EXPIRES:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
OF DAVIDSON, TENN
Comm. Expires May 5, 2015