BILL GARRETT, Davidson County
Trans:T20140041649 DEEDWARR
Recvd: 06/12/14 15:26 2 pgs
Fees:13.00 Taxes:488.40

20140612-0051477

BK44 **THIS INSTRUMENT PREPARED BY:** WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $132,000.00. Affiant Subscribed and sworn to before me, this 10th day of June, 2014. Notary Public My Commission Expires:

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Thomas Robinson 4016 Plantation Drive Hermitage, TN 37076	SAME	07509025200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENNIS REEVES AND LAJUANA REEVES, DEVISEES OF WANDA J. MADDEN, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THOMAS ROBINSON** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1117 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Bonnaspring Drive, being the common front corner of Lots Nos. 1117, and 1118, thence eastwardly 150.72 feet to a point, thence southerly 113.64 feet to a point, in the northerly margin of Plantation Drive, thence westwardly with said margin 100 feet to a concrete monument the beginning of a curve, thence northwestwardly around said curve 39.27 feet to a concrete monument in the easterly margin of Bonnaspring Drive, thence northwardly with said margin 105.7 feet to the point of beginning.

Being the same property conveyed to Wanda J. Madden by deed dated January 29, 1990, from Mattie E. Jackson, of record in Book 8034, page 897, Register's Office for Davidson County, Tennessee. The said Wanda J. Madden having since died, and her will in the Probate Court of Davidson County, Tennessee #13P88, devises subject property to Dennis Reeves and Lajuana Reeves, in equal shares.

Subject property is not the usual place of residence of the Grantors or their spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4016 Plantation Drive, Hermitage, TN 37076.

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 Grantors covenant with the said Grantees that they 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 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 person whomsoever.

WITNESS my hand this 16th day of June, 2014.

Dennis Reeves

Lajuana Reeves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DENNIS REEVES AND LAJUANA REEVES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 2014

Notary Public

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

My Commission Expires
November 5, 2014

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