WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2014.

_____
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(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
WJF, LLC	WJF, LLC	052130B35700CO
(NAME)	(NAME)	
11948 E. Gold Dust Ave.	11948 E. Gold Dust Ave.	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85259	Scottsdale, AZ 85259	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140068556 DEEDWARR
Recvd: 09/15/14 09:38 2 pgs
Fees:13.00 Taxes:484.70
20140915-0084062

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, WE, KEVIN C. REYER AND WIFE, JESSICA R. REYER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WJF, LLC, HEREINAFTER CALLED THE GRANTEE, ITS 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. 37 on the Plan of River Glen, Phase 7, a plan which is of record as Instrument No. 20040212-0016958 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof, and a part of the Horizontal Property Regime of River Glen, a Horizontal Property Regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen, Phase 7 is submitted by Declaration of Submission of record as Instrument No. 20040713-0083147, said Register's Office.

Being the same property conveyed to Kevin C. Reyer and wife, Jessica R. Reyer by Warranty Deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, which deed is dated September 10, 2004 and recorded as Instrument No. 20040916-0111806 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. AS MAY BE SET FORTH ON THE PLAN OF RIVER GLEN, PHASE 7, OF RECORD AS INSTRUMENT NO. 20040212-0016958, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO TERMS AND CONDITIONS OF MASTER DEED AND BY-LAWS FOR RIVER GLEN OF RECORD IN BOOK 7566, PAGE 571, SAID REGISTER'S OFFICE MADE APPLICABLE BY DECLARATION OF SUBMISSION OF RECORD AS INSTRUMENT NO. 20040713-0083147, SAID REGISTER'S OFFICE AND SUBJECT TO EASEMENTS OF RECORD.

unimproved ☐

This is improved ☑ property, known as 2604 River Meade Way, Nashville, TN 37214
(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, its 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, its 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 12th day of September, 2014.

Kevin C. Reyer

Jessica R. Reyer * wife

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of September, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin C. Reyer and Jessica R. Reyer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

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

