WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: April 19, 2017.
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20150000066 DEEDWARR
Recvd: 01/02/15 09:18 2 pgs
Fees:13.00 Taxes:228.66
20150102-0000092

THIS INSTRUMENT WAS PREPARED BY & Return To:
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia L Steltmann	Cynthia L Steltmann	
(NAME)	(NAME)	
1074 Hitt Lane	1074 Hitt Lane	02500005200
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140650

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, Paul A. Reese and Diane T Reese**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cynthia L Steltmann**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a spike in the center of Hitt Lane at the intersection of the centerline of said Hitt Lane and the Western Boundary line of the property conveyed to Shane, said point being the South corner of the property herein described; thence with the center of Hitt Lane, North 27° 01' West 258.3 feet to a spike, North 32° 50' West 235.8 feet to a spike, North 40° 51' West, 200.6 feet to a spike; North 47° 48' West 331.7 feet to a spike and North 42° West 193.2 feet to a spike in the Southern boundary line of the property conveyed to Pray; thence with same and a fence South 87° 39' East 859.4 feet to a fence post, Shane's Northwest corner; thence with Shane's Western boundary line South 8° 26' West, 920.7 feet to the beginning, containing 7.9 acres, more or less.

BEING all of the same property conveyed to Paul A. Reese and Diane T Reese by Warranty Deed from Barbara A. Lindsey dated April 8, 2005 and filed of record in Instrument 20050425-0045415, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1074 Hitt Lane, Goodlettsville, TN 37072

(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, his/her 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of December, 2014.

Paul A. Reese

Diane T Reese

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Paul A. Reese and Diane T Reese, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Paul A. Reese and Diane T Reese executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2014.

Commission expires: April 19, 2017



Melissa D. Rogers Notary Public