BILL GARRETT, Davidson County
Trans:T20150005113 DEEDWARR
Recvd: 01/21/15 14:34 7 pgs
Fees:38.00 Taxes:307.10
20150121-0005970

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Eugene Bagsby and Chasity D. Bagsby 3042 Morgan Rd. Joelton, TN 37080	New Owner	01500002200

This Indenture, made on the 15th day of January, 2015, by and between Mark Steven Reeves, Barbara Ellen Reeves Mitchell, and Roger Talmage Reeves, hereinafter referred to as **GRANTOR**, and Eugene Bagsby and Chasity D. Bagsby, husband and wife, hereinafter referred to as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to **GRANTEE** the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, about 14 miles Northwest of the City of Nashville, described as follows:

Beginning at a stake with white oak pointer in Joe Walker's Southern boundary line and running thence Southerly with the old John Reasoner's Western boundary line 80 poles to a stone with hickory and black oak pointers on the Southeast side of a road; thence Westerly 74.96 poles to a stone in Smith's line on the North side of a road; thence Northerly 81 poles to a stone in Isaac Shane's Southern boundary line; thence Easterly 74.96 poles to the beginning, containing 37.95 acres, more or less.

Less and Except that portion of the above described property conveyed by Quitclaim Deed recorded in Book 9944, Page 112, in said Register's Office.

Less and Except that portion of the above described property conveyed by Warranty Deed recorded in Instrument No. 20130819-0086718, in said Register's Office.

Less and Except that portion of the above described property conveyed by Quitclaim Deed recorded in Instrument No. 20130820-0087468, in said Register's Office.

Less and Except that portion of the above described property conveyed by Warranty Deed

recorded in Instrument No. 20130820-0087466, in said Register's Office.
Less and Except that portion of the above described property conveyed by Quitclaim Deed recorded in Instrument No. 20130924-0100301, in said Register's Office.

Being the same property as described below:

Beginning at a point in the northern right-of-way Morgan Road, being the southeast corner of the Eugene B. Bagsby Tract, and being the southwest corner of this tract, THENCE; with Bagsby, N 07 deg. 30 min 50 sec E, 889.60' to a point, THENCE: N 70 deg 34 min 53 sec E, 964.55' to a point, THENCE: N 83 deg 24 min 00 sec 42.30' to a point, THENCE: S 08 deg 27 min 05 W, 1327.32' to a point in Morgan Road, THENCE; N 83 deg 39 min 42 sec W 289.11' to an iron pin, THENCE: N 08 deg 27 min 05 sec E, 894.31' to an iron pin, THENCE: N 83 deg 39 min 42 sec W, 245.08 ' to an iron pin, THENCE S 08 deg 27 min 05 W, 589.24' to an iron pin, THENCE; N 82 deg 29 min 10 W, 25.00' to an iron pin, THENCE S 08 deg 27 min 05 W, 30.00'to an iron pin in the northern right of way Morgan Road, THENCE: with said road, N 83 deg 46 min 43 sec W, 344.43' to the point of beginning containing 17.56 acres more or less as per a survey by C & K Surveyors LLC dated 9-15-2014.

Being a portion of the same property conveyed to J. T. Reeves and wife, Annie Elizabeth Reeves by Warranty Deed recorded on the 23rd day of September, 1954 in Deed Book 2299, Page 131, in the Register's Office of Davidson County, Tennessee. The said J. T. Reeves having predeceased the said Annie Elizabeth Reeves, and the said Annie Elizabeth Reeves having since died on January 4, 2013 devising all real property owned by her at the time of her death to Barbara Ellen Reeves Mitchell, Roger Talmage Reeves and Mark Steven Reeves by Last Will and Testament, Case No. 13P-279 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

This conveyance is being made subject to:

1. Any unpaid real property taxes.
2. All matters of record.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to **GRANTEE**.

This is unimproved property.

GRANTOR covenants and binds itself and its successors to warrant and defend to **GRANTEE** the title to said property against the lawful claims of all persons, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 15th day of January, 2015.

Mark S. Reeves

Mark Steven Reeves

Barbara Ellen Reeves Mitchell

Roger Talmage Reeves

STATE OF TN)
COUNTY OF Sumner)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $83,000.00

Affiant

Sworn to and subscribed before me this 16th day of January, 2015.

Notary Public

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 03/01/2016

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, MARK STEVEN REEVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of January, 2015.

Notary Public

My Commission Expires: May 05, 2015

BRANDIE REED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 15 day of January, 2015.

Mark Steven Reeves

Barbara Ellen Reeves Mitchell

Barbara Ellen Reeves Mitchell

STATE OF Virginia)
COUNTY OF Prince William)

Personally appeared before me, the undersigned, Notary Public for the State of Virginia, BARBARA ELLEN REEVES MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of January, 2015.

Notary Public

My Commission Expires: 06/30/2016

LOURDES R MORALES
NOTARY PUBLIC
REG. #352551
MY COMMISSION EXPIRES
06/30/16
COMMONWEALTH OF VIRGINIA

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 15 day of January, 2015.

Mark Steven Reeves

Barbara Ellen Reeves Mitchell

Roger Talmage Reeves

Roger Talmage Reeves

STATE OF Maryland)
COUNTY OF Anne Arundel)

Personally appeared before me, the undersigned, Notary Public for the State of Maryland, ROGER TALMAGE REEVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of January, 2015.

Chantelle B

Notary Public

My Commission Expires: 5-27-2016

CHANTELLE BOWEN
Notary Public
Anne Arundel County
Maryland
My Commission Expires May 27, 2016