20151224R

Davidson County DEEDWARR
Recvd: 06/26/15 14:03 3 pgs
Fees:18.00 Taxes:2260.70
20150626-0061788

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $611,000.00.

Ashley Reiss
Affiant

Subscribed and sworn to before me, this the 25th day of June, 2015.

Notary Public

My commission expires: 6-5-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Derril W. Reeves	**New Owner**	**116 16 0 025.00**
2000 Tyne Blvd		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Peggy Mae Harwell, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Derril W. Reeves and Margaret D. Reeves, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 17 and East 1/2 of Lot No. 18 on the Plan of Part One Evergreen Heights of record in Plat Book 1130, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot and part of said lot adjoin and front together 150 feet on the north side of Hobbs Road and run back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Robert H. Harwell and wife, Bettie Boylin Harwell by Warranty deed from Richard H. Jones and wife, Norrma Sanders Jones of record in Book 2861, page 132, Register's Office for Davidson County, Tennessee, dated January 2, 1959 and recorded on January 6, 1959. Robert H. Harwell and Bettie Boylin Harwell are deceased. Robert H. Harwell predeceased Bettie Boylin Harwell. Peggy Mae Harwell is the sole heir at law of the Estate of Bettie Boylin Harwell. 20150626-0061786

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3908 Hobbs Road, Nashville, TN 37215.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 MY/OUR HANDS EFFECTIVE AS OF June 25, 2015:

Peggy Mae Harwell by Louis B. Todd, Jr as attorney in fact

State of Tennessee)
)
Davidson County)

Personally appeared before me, a Notary Public of said County and State, Louis B. Todd, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Peggy Mae Harwell ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 25th day of June, 2015.

My Commission Expires: 6.26.16

Notary Public

20151224R

RYAN M. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY