Davidson County DEEDWARR
Recvd: 04/11/16 08:43 4 pgs
Fees:23.00 Taxes:629.00
20160411-0034128

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Mr./Ms. Chris R. Gaines 1444 Station Four Lane Old Hickory, TN 37138	Same as Owners	053 11 0 097.01

This Instrument Prepared By:
Curtis M. Lincoln
Attorney at Law/Real Estate Division
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN 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, (I/WE), **FORREST E. REEVES, JR. and BRETT REEVES, being the heirs of Forrest E. Reeves and wife, Annette N. Reeves (both deceased),** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **CHRIS R. GAINES and wife, CAROL A. GAINES,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 4th Civil District, and shown as Lot "A" on the unrecorded Map of a subdivision of certain property for Claude Grimm and described according to a copy of a survey made March 6, 1963 by John M. Sullivan, Civil Engineer, as follows:

BEGINNING at a point in the East margin of McArthur Road, now Calkins Street, 320 feet South from the South margin of Meadow Street, being the corner of Tracts A and B; thence with the line between said tracts South 81 deg. 43 min. East 179.6 feet to a point, which is 200 feet South from the South margin of Meadow Street; thence south 9 deg. 02 min. West 88 feet to a point; thence South 8 deg. 50 min. West 62 feet to a corner of a reserved tract; thence North 81 deg. 42 min. West 172.66 feet to the East margin of Calkins Street; thence with the margin of the same North 6 deg. 18 min. East 150 feet to the point of beginning.

BEING the same property conveyed to FORREST E. REEVES and wife, ANNETTE N. REEVES by Deed dated May 8, 1970, and executed by THOMAS E. BATES and wife, REBECCA ANN BATES and recorded in Book 4416, Page 694, Registers' Office for Davidson County, TN. The said Forrest E. Reeves having died July 5, 2011 and the said Annette N. Reeves having died September 8, 2015. The said Annette N. Reeves Estate being probated in the Probate Court for Davidson County, TN, Docket No. 15P1842.

BEING the same property conveyed to FORREST E. REEVES, JR. And BRETT REEVES, sole heirs of Forrest E. Reeves and wife, Annette N. Reeves by Affidavit of Heirship recorded as Instrument No. 20160411-0034127, said Registers' Office.

This is improved property known as 107 McArthur Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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) hand(s) this the 31 day of March, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FORREST E. REEVES, JR. BRETT REEVES

STATE OF TENNESSEE COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Forrest E. Reeves, Jr. And Brett Reeves, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 31 day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 2-28-19

State of Tennessee County of Sumner

The maximum principal indebtedness for Tennessee recording tax purposes is $170,000.00.

Affiant

Sworn to and subscribed before me on this the 31 day of March, 2016.

Notary Public

My Commission Expires: 2-6-17

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

