WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$222,000.00~~ $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 8-20-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Reagan Wallbaum, an unmarried man	New Owner	71-4-34
(NAME)	(NAME)	
2631 Woodyhill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161159

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sherman Nickens** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Reagan Wallbaum, an unmarried man**, hereinafter called the GRANTEES, 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. 293 on the Map of Joywood Heights, Section 2, as of record in Book 1130, page 92, said Register's Office.

Said Lot No. 293 fronts 60 feet on the east side of Woodyhill Drive, and runs back between parallel lines 193 feet to a dead line on which it measures 60 feet.

Being the same property conveyed to Sherman Nickens by deed from Roberta A. Mullins and husband, Ronald E. Dennis, dated March 10, 2003, of record in Instrument No. 20030318-0035839, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2631 Woodyhill Drive, Nashville, TN 37207
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 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.

BILL GARRETT, Davidson County
Trans:T20160050046 DEEDWARR
Recvd: 06/13/16 16:20 2 pgs
Fees:13.00 Taxes:810.30
20160613-0059896

Witness my hand this 9th day of June, 2016

Sherman Nickens

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sherman Nickens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th of June, 2016.

Notary Public
My Commission Expires: 4/19/17

