Box 29

20237
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20160069652 DEEDWARR
Recvd: 08/11/16 12:27 3 pgs
Fees:18.00 Taxes:240.50
20160811-0083646

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Cledue Sherman Reeves, etal
407 30th Street
Old Hickory, TN 37138

Send Tax Bills to:
new owners

Map/Parcel: 04405011400 & 04405011300

FOR AND IN 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, **Keith Pickett DBA Pickett Properties**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cledue Sherman Reeves and wife, Sherry Reeves, a 1/3 undivided interest; Dion Reeves, a 1/3 undivided interest and Christy Reeves, a 1/3 undivided interest**, hereinafter called the Grantee(s), its successors 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 Lots Nos. 69 and 70 on the Plan of Rayon City, as of record in Book 843, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Keith Pickett DBA Pickett Properties by Special Warranty Deed from Wells Fargo Bank, NA for the Benefit of certificateholders of asset backed pass through certificates Series 2004-MCW1, dated June 7, 2007, and filed in Instrument No. 20070621-0074089, said Register's Office.

This conveyance is subject to: Taxes for 2016, prorated and assumed; the plan of record in Book 843, page 13; and all other easements and restrictions of record and all zoning regulations for Davidson County, TN.

The above described property is investment property and not the residence of the Grantor or his family.

This is unimproved property known as: 305 Ensley Avenue, Old Hickory, TN 37138 and
This is improved property known as: 307 Ensley Avenue, Old Hickory, TN 37138

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 we do covenant with 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 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) as on the date shown on the Notary forms.

Keith Pickett 8-9-16

Keith Pickett

STATE OF NORTH CAROLINA MECKLENBURG COUNTY ss:

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

Witness my hand and official seal at office, this 9 day of August, 2016.

My Commission Expires: 2/5/2020

~~Notary Public~~

JONATHAN K CLENDENIN
Notary Public
Iredell Co., North Carolina
My Commission Expires Feb. 5, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Sherry Reeves
Affiant

Subscribed and sworn to before me this 10th day of August, 2016.

Ollie Mai Parsley
Notary Public

My Commission Expires:
3/6/18

