BILL GARRETT, Davidson County
Trans:T20160072853 DEEDWARR
Recvd: 08/22/16 08:52 2 pgs
Fees:13.00 Taxes:259.00
20160822-0087282

THIS INSTRUMENT PREPARED BY: Todd R. Howard Attorney-at-Law 415-H Church Street, Suite 201A Huntsville, Alabama 35801	STATE OF ALABAMA) COUNTY OF MADISON) The actual consideration or value, whichever is greater, for this transfer is: $ 70,000.00 Affiant Subscribed and sworn to before me, this 16 day of August, 2016. Notary Public My Commission Expires: 3/29/17

EMILY SANTIAGO NOTARY PUBLIC ALABAMA STATE AT LARGE

Address New Owner(s): 686 Mercer Drive Hermitage, TN 37076	Send Tax Bills to 686 Mercer Drive Hermitage, TN 37076	Tax Information: 75-11 parcel 196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RUBY REEVES,** a widow, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **DANIEL LEWIS**, hereinafter "Grantee", his beneficiaries, heirs and assigns, all that tract or parcel of land, together with all the tenements, hereditaments and appurtenances to the same belonging, lying and being in **Davidson County**, State of Tennessee, to-wit:

Being Lot No. 7A of the Zone Lot Subdivision of Lot Nos. 4 through 17, of Meadows of Tulip Grove, Section One, of record in Plat Book 6250, Page 363, amending Plat Book 5200, Page 612, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James H. Reeves and wife, Ruby Reeves, from B & D Investment Builders, Inc., by Special Warranty Deed dated November 15, 1985, and recorded on November 19, 1985, in Book 6712, Page 602. James H. Reeves left this life on or about December 27, 2015.

Unless separately contracted and purchased, the drafter has provided no opinion of title.

TO HAVE AND TO HOLD said real estate, unto **DANIEL LEWIS**, his heirs and assigns forever, with all improvements, appurtenances, estate, title and interest thereto belonging to Grantee.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is free and clear of any lien or encumbrance, except as follows: current taxes and other assessments, reservations and easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities appearing of record in said Register's Office including, but not limited to any rollback associated with property taxes. Grantor does hereby warrant and will forever defend the title to subject property against the lawful claims and demands of all persons claiming, by, through, or under Grantor against the lawful claims of all persons except as set out above.

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Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ___ day of August, 2016.

Ruby Reeves {Seal}
Ruby Reeves

STATE OF ALABAMA

COUNTY OF MADISON

On this the 16th day of August, 2016, before me the undersigned officer, personally appeared **Ruby Reeves**, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

WITNESS my hand, at office, this 16th day of August, 2016.



Notary Public
My Commission expires: 3/29/17

16-1076