FILE NUMBER
166181-FC

BILL GARRETT, Davidson County
Trans:T20160088111 DEEDWARR
Recvd: 10/06/16 11:20 2 pgs
Fees:13.00 Taxes:1350.50
20161006-0105765

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

R. W. HARDISON NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Margaret Arnold Fansher and Bradley M. Fansher	PNC Mortgage, A Division of PNC Bank	146 08 0 171.00
(NAME)	(NAME)	
5001 Maywood Dr.	P.O. Box 8800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dayton , OH 45482	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty-Five Thousand And No/100 Dollars ($365,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Josiah R. Reid and Erica M. Reid, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Margaret Arnold Fansher and Bradley M. Fansher, wife and husband**, 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 319, Crieve Hall Estates, Section Five, as shown on plat of record in Plat 2133, Page 91, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Josiah R. Reid and Erica M. Reid, Husband and Wife by Warranty Deed from Robert Sebastian, Unmarried dated August 14, 2014 and recorded August 18, 2014 as Instrument No. 201408180074389, in said Register's Office for Davidson County, Tennessee. *Scrivener's Affidavit recorded as Instrument No. 20141113-0105010 to correct the Grantee's name, in said Register's Office for Davidson County, Tennessee.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 5001 Maywood Drive, Nashville, TN 37211

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 the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 30th day of September 2016

Josiah R. Reid

Erica M. Reid

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Josiah R. Reid and Erica M. Reid, husband and wife, the 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 and official seal, this the 30th of September, 2016.

Notary Public

My Commission Expires:

(SEAL)

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 01-26-2019

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