Davidson County DEEDWARR
Recvd: 11/14/16 11:28 3 pgs
Fees:18.00 Taxes:1387.50
20161114-0119643

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

33313

W & I Ref: (DM) Title No.: 58668
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William B. Reams Jr. 5923 Post Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11609007900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald H. Reed and Susan A. Reed, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto William B. Reames, Jr.* hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*an unmarried man

Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Hillwood Estates, Section 15 of record in Book 2900, page 117, Register's Office for said County.

Said Lot No. 398 fronts 165 feet on the easterly margin of Post Road and extends back 238.73 feet on the northerly line and 237.3 feet on the southerly line to the westerly right of way line of the N.C. and St. L. Railroad measuring 165 feet thereon.

Being the same property conveyed to Ronald H. Reed and wife, Susan A. Reed by Warranty Deed from Dorothy S. Mattingly, married, dated November 27, 2002 and recorded on December 4, 2002 of record in Instrument No. 20021204-0149064, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900, page 117, said Register's Office, which Plan shows a 75, foot minimum building setback line from Post Road, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. And a 3 foot drain easement along the southerly line. Subject to the right of way of the N.C. and St. L. Railroad, over so much of the premises as may lie therein along the rear line of said lot.

This is improved property, known as 5923 Post Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of November, 2016.

Ronald H. Reed **Susan A. Reed**

State of Tennessee

County of Davidson

On this 10th day of November, 2016, before me the undersigned authority, personally appeared Ronald H. Reed and Susan A. Reed, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Sworn and subscribed before me this 10th day of November, 2016.

My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 5, 2017

Notary

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

