16-L709

BILL GARRETT, Davidson County
Trans:T20160114443 DEEDWARR
Recvd: 12/29/16 09:15 2 pgs
Fees:13.00 Taxes:573.50
20161229-0136686

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of December, 2016 by and between David L. Reeves and wife, Giovanna M. Reeves, hereinafter referred to as GRANTOR, and Lucasha 401K Trust, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Rosewood Estates, Section One, of record in Plat Book 4955, page 29, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to David L. Reeves and wife, Giovanna M. Reeves by Warranty Deed from H. McKinley Winchester, Jr. and wife, Katrina A. Winchester, dated June 29, 1998, recorded June 30, 1998, of record in Book 11000, page 007, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 12 Peachtree Street, Nashville, TN 37210

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

David L. Reeves

Giovanna M. Reeves

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, David L. Reeves and wife, Giovanna M. Reeves, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of December, 2016.

Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18 2019
COUNTY OF RUTHERFORD

Name and Address of Property Owner:
Lucasha 401K Trust
419 Canterbury Rise,
Franklin TN 37067

Send Tax Statements to:
Lucasha 401K Trust
419 Canterbury Rise,
Franklin TN 37067

Map & Parcel: 119-06-276.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $155,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of December, 2016.

Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18 2019
COUNTY OF RUTHERFORD

SUZANNE THOMAS
COUNTY OF RUTHERFORD
My Comm Exp.
March 18 2019

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-709