Davidson County DEEDWARR
Recvd: 12/30/16 14:05 3 pgs
Fees:18.00 Taxes:1165.50
20161230-0137534

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 161210151

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of December, 2016.

Notary Public
My Commission Expires: 04-03-2020

JACKIE MALONE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicotsia Michele Reeves and Eric Vershun Reeves, Jr. 2104 GINA LN Hermitage TN 37076-4351	~~New Owner~~ IBERIABANK 106 Dover West Memphis, AR 72301	Tax Parcel ID No. 086-04-0D-022.00 CO

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, **Jeffrey E. Lucas and Valentina T. Lucas, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicotsia Michele Reeves and Eric Vershun Reeves, Jr., wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Final Plat of Tulip Reserve Subdivision, a Residential Cluster-Lot Subdivision (RS-15) of record in Plat at Instrument No. 20091211-0113296., in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Danny L. Dalton, an unmarried man and John W. Parks, II, an unmarried man to Jeffrey E. Lucas and wife, Valentina T. Lucas as recorded on the 27th day of August, 2015 in Instrument No. 20150827-0086887; Warranty Deed from George Dunn General Contractor, Inc. to Danny L. Dalton and John W. Parks, II, both unmarried, tenants in common with full right of survivorship as recorded on the 27th day of April, 2015 in Instrument No. 20150427-0037457; Quitclaim Deed from Gina Renee Walker, Trustee of The George Dunn Family Trust to George Dunn General Contractor, Inc. as recorded on the 27th day of April, 2015 in Instrument No. 20150427-0037456; Probate Docket #14P248 and Warranty Deed from Jude Pischke and wife, Shauna Lynn Pischke to George Dunn as recorded on the 5th day of February, 2007 in Instrument No. 20070205-0014824, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 2104 GINA LN Hermitage TN 37076-4351

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 30th day of December, 2016.

Jeffrey E. Lucas

Valentina T. Lucas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey E. Lucas and Valentina T. Lucas, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 19, 2018

True Copy Certification

I, Jason Nguyen, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson, a notary public for this county and state, Jason Nguyen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

{Notary' Seal}