Davidson County	DEEDWARR
Recvd: 03/27/17 14:58	4 pgs
Fees:23.00 Taxes:499.50	
20170327-0029787	

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Deanna Reyes
Affiant

Subscribed and sworn to before me, this 15 day of March, 2017.

Notary Public

My commission expires:
DEC 27 2017

ANDREW WILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Reyes Construction, Inc.	New Owner	**14816004600**
2214 Antioch Pike		
Nashville, TN		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gerald F. Baker , Lynette B. Woodard , Katrina L. Baker now Dollar, Camille B. Reasonover , Clairissa R. Triplett, Alisa Lynn Reasonover , Shawn Collins , Aubrey Collins , and Ainsley Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reyes Construction, Inc.

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 No. 2-A (old school lot) on the Plan of the Diviion of the Lands of J.G. Rieves, Deceased, as of recordin Plan Book 3, Page 17, Chancery Court at Nashville, being more particularly described as follows:

Beginning at a point in the center of an avenue, the northwwest corner of Lot No. 4 on said Plan; and running thence South 24-1/4 deg. West, with the line between said Lots Nos. 2-A and 4, 383-1/2 feet to the center of Mill Creek Valley or Antioch Pike; thence North 44-1/2 deg. West, with the center of said Pike, 501-1/2 feet to the intersection of the center lines of said Pike and said Avenue; and thence South 87-1/2 deg. East, with the center of said Avenue 503 feet to the beginning.

Being the same property conveyed to Hollie Ferris Baker, Jr. and wife, Claire Johnson Baker, by Warranty Deed from Mary Smith Miles dated 3/30/45 of record in Book 1316, Page 281, Register's Office of Davidson County, Tennessee. Hollie Ferris Baker, Jr. having since passed leaving Claire Johnson Baker as surviving tenant by the entirety. Claire Johnson Baker died testate on 3/28/91. By Last Will and Testament of Claire Johnson Baker admitted to probate in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 9103, the property herein described was devised to Gerald F. Baker (an undivided 16-2/3% interest), Lynette B. Woodard (an undivided 16-2/3% interest), Katrina L. Baker now Dollar (an undivided 16-2/3% interest), Camille B. Reasonover (an undivided 12-1/2% interest), Clairissa R. Triplett (an undivided 12-12% interest), Alissa Lynn Reasonover (an undivided 12-1/2% interest), and Lori Adell Reasonover aka Lori Adell Collins (an undivided 12-1/2% interest). Lori Adell Reasonover aka Lori Adell Collins died intestate on 11/4/12 leaving Shawn Collins, Aubrey Collins and Ainsley Collins as her sole heirs at law: reference made to Affidavits of Heirship of

20160412-0035065

record in Instrument No. 20160412-0035065 and Instrument No. 201604120035066, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters appearing on plat of record in Plan Book 3, Page 17, Chancery Court for Davidson County, Tennessee.

Subject to the rights-of-way of Antioch Pike and Reeves Road.

No coverage afforded as to any portion of the subject property embraced within the bounds of Antioch Pike and/or Reeves Road.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2214 Antioch Pike, Nashville, TN .

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, have a good right to convey it and the same in 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 my/our hand(s) this 29th day of March, 2017.

Gerald F. Baker

Gerald F. Baker

Lynette B. Woodard

Lynette B. Woodard

Katrina L. Dollar

Katrina L. Baker now Dollar

Camille B. Reasonover

Camille B. Reasonover

Clairissa R. Triplett
by Camille B. Reasonover POA

Clairissa R. Triplett
By: Camille B. Reasonover
Her Attorney in fact

Alisa Lynn Reasonover
by Camille B. Reasonover POA

Alisa Lynn Reasonover
By: Camille B. Reasonover
Her Attorney in fact

Shawn Collins

Shawn Collins

Aubrey Collins

Aubrey Collins

Ainsley Collins

Ainsley Collins

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gerald F. Baker, Lynette B. Woodard, Katrina L. Baker now Dollar, Camille B. Reasonover, Shawn Collins, Aubrey Collins, and Ainsley Collins, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2017.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Camille B. Reasonover, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Clairissa R. Triplett and Alisa Lynn Reasonover, and is authorized by them to execute this instrument on their behalf by virtue of a Power of Attorney recorded in Instrument No. 20020617-0073036 and 20020617-0073038 in said Register's Office.

Witness my hand, at office, this 20th day of March, 2017.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY