This instrument was prepared by:
Dennis Clifton Wright, Attorney
P. O. Box 218
Madison, Tennessee 37116-0218

BILL GARRETT, Davidson County
Trans:T20170030041 DEEDWARR
Recvd: 04/10/17 13:13 2 pgs
Fees:13.00 Taxes:222.00
20170410-0034885

Lynn-Denise
Copy

WARRANTY DEED

Address new owner as:
Mr. & Mrs. Ernest E. Reeves
127 Park Circle
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map-Parcel
53-11-pt 62

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lynn Myers and wife, Veronica Denise Myers, have this day bargained and sold, and do hereby transfer and convey to Ernest E. Reeves and wife, Shelia J. Reeves, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being part of Lot No 4, in Block No. B on Map No. 3 of the Life and Casualty Insurance Company. property at Old Hickory as of record in Book 974 Page 11. and beginning at a point in the Easterly line of Park Circle said point being the southwesterly corner of the property herein conveyed; thence easterly with the northerly line of the real property conveyed to Ernest E. Reeves and wife, Shelia J. Reeves, by deed of record in Book 8233, page 152 said Register's Office; thence easterly with said northerly line 220.0 feet, more or less, to a point in the westerly line of Lot 7 on said Map No. 3; thence northerly with said line 40 feet, more or less, to a point in the rear or southerly line of Lot 28; thence with the rear or southerly lines of Lots 28 and 29, 105.8 feet, more or less, to the southwesterly corner of Lot 29; thence continuing on said line in a westerly direction to a point in the easterly margin of Park Circle; thence southerly with the easterly margin of Park Circle, 45 feet, more or less, to the point of beginning.

Being part of the property conveyed to Lynn Myers by deed from Veronica Denise Myers for the purpose of creating an estate by the entireties, of record as Instrument Number 20140415-0031500, Register's Office for Davidson County, Tennessee,

This is improved property known as 127 Park Circle, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Ernest E. Reeves and wife, Shelia J. Reeves, their heirs and assigns, forever.

And we, Lynn Myers and wife, Veronica Denise Myers, covenant with the said Ernest E. Reeves and wife, Shelia J. Reeves, that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as

otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2017.

And we, Lynn Myers and wife, Veronica Denise Myers, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ernest E. Reeves and wife, Shelia J. Reeves, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10 day of March 2017.

Lynn Myers

Veronica Denise Myers

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynn Myers and wife, Veronica Denise Myers, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of ~~March~~ April 2017.

SHELIAH AMBURGEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC Comm. expires 03/03/2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 60,000
Lynn Myers, Affiant
Subscribed and sworn before me this the
10 Day of April, 2017.
Abby Cochran Deputy Register

to before me, this _____ day of March 2017.

NOTARY PUBLIC

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.