P17-8554-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170058708 DEEDWARR
Recvd: 07/10/17 13:32 3 pgs
Fees:18.00 Taxes:703.00
20170710-0069140

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF July, 2017

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Baker		
251 Myhr Green	New Owner	142-07-0C-096.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Kyle Cashion and Renee Cashion, husband and wife and Woodson Newsom Reasonover and Dorothy Ann Reasonover, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James L. Baker, unmarried**

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 all of Unit No. 96 of Ashley Green, a Horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plat of record in Book 6900, page 978 as shown on Exhibit " C" to the Master Deed of record in Book 7184, page 44 of the Register' s Office of Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment' s appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Kyle Cashion and wife, Renee Cashion by Warranty deed from The Labarge Family Limited Partnership of record in Instrument No. 20100305-0017162 Register's Office for Davidson County, Tennessee, dated February 25, 2010 and recorded on March 05, 2010.

Being the same property conveyed to Woodson Newsom Reasonover and his wife, Dorothy Reasonover, a partial interest by Warranty Deed / Partial Interest deed from Kyle Cashion and wife, Renee Cashion of record in Instrument No. 20151130-0120085 Register's Office for Davidson County, Tennessee, dated N.A and recorded on November 30, 2015.

Dorothy Reasonover and Dorothy Ann Reasonover are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **251 Myhr Green, Nashville, TN 37221.**

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 is 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 our hands this the 7th day of July, 2017.

Kyle Cashion

Renee Cashion

Woodson Newsom Reasonover by Renee Reasonover Cashion, Attorney in fact
Woodson Newsom Reasonover by Renee Reasonover Cashion, Attorney-in-Fact

Woodson Newsom Reasonover by Kyle Allen Cashion, attorney in fact
Woodson Newsom Reasonover by Kyle Allen Cashion, Attorney-in-Fact

Dorothy Ann Reasonover by Renee Reasonover Cashion, attorney in fact
Dorothy Ann Reasonover by Renee Reasonover Cashion, Attorney-in-Fact

Dorothy Ann Reasonover by Kyle Allen Cashion, attorney in fact
Dorothy Ann Reasonover by Kyle Allen Cashion, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kyle Cashion and Renee Cashion, husband and wife,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of July, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Renee Reasonover Cashion** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Woodson Newsom Reasonover**, as his Attorney in Fact, as the free act and deed of the within named **Woodson Newsom Reasonover**.

Witness my hand and official seal this the 7th day of July, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kyle Allen Cashion** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Woodson Newsom Reasonover**, as his Attorney in Fact, as the free act and deed of the within named **Woodson Newsom Reasonover**.

Witness my hand and official seal this the 7th day of July, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Renee Reasonover Cashion** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Dorothy Ann Reasonover**, as her Attorney in Fact, as the free act and deed of the within named **Dorothy Ann Reasonover**.

Witness my hand and official seal this the 7th day of July, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kyle Allen Cashion** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Dorothy Ann Reasonover**, as her Attorneys in Fact, as the free act and deed of the within named **Dorothy Ann Reasonover**.

Witness my hand and official seal this the 7th day of July, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY