File No. 177146

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/17 11:37 3 pgs
Fees:18.00 Taxes:677.10
20170721-0073947

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/18/19
(AFFIX SEAL)

TRACI PULLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Thomas Homes, LLC	Chris Thomas Homes, LLC	072-09-0-091.00
(NAME)	(NAME)	
9619 Deer Track Ct	9619 Deer Track Ct	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **RONALD D. REEVES, UNMARRIED, AND VICTORIA R. WINDOLOSKI, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRIS THOMAS HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), 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. 27 on the Map of Dozier Place, as of record in Book 974, Page 51, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 50 feet on the southerly side of Dozier Avenue, and runs back between lines, 131.2 feet on the easterly line and 127 feet on the westerly line, to a dead line and measures 50.2 feet thereon.

BEING the same property conveyed to Ronald D. Reeves and wife, Stella M. Reeves by Warranty Deed from Donald E. Gann and wife, Brenda Kay Gann, dated June 14, 1979 and recorded June 18, 1979 in Book 5450, Page 989, Register's Office for Davidson County, Tennessee. Stella M. Reeves died September 8, 2016 vesting property solely in Ronald D. Reeves as the surviving tenant. Ronald D. Reeves subsequently conveyed subject property to Victoria R. Windoloski and Ronald D. Reeves by Quitclaim Deed dated December 22, 2016 and recorded December 22, 2016 in Instrument Number 20161222-0134693, said Register's Office.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities; (3) all matters appearing on the Plan of record in Plat Book 974, Page 51, Register's Office for Davidson County, Tennessee; and, (4) all other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 1008 Dozier Place, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of July, 2017.

Ronald D. Reeves

Victoria R. Windoloski

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named RONALD D. REEVES AND VICTORIA R. WINDOLOSKI, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of July, 2017.

Commission expires: 3/18/19

Notary Public

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, Dolly T. Peay, 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 ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, Dolly T. Peay who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public

My Commission Expires: **03/18/2019**

