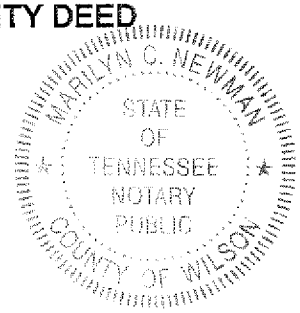
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: May 17, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Rose	Franklin American Mortgage Company	012005011000
(NAME)	(NAME)	
913 Winthorne Drive	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/27/17 15:03 3 pgs
Fees:18.00 Taxes:795.50
20170727-0076361

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, we, **Lelon T. Reeves and wife, Elizabeth N. Reeves**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Charles Rose, unmarried**, hereinafter called the GRANTEE(S), 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 Lot 503 on the Plan of Glengarry Park, Section Five, of record in Plat Book 2900, Page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Herbert L. Buchanan, Jr., Trustee by Quit Claim Deed from Lucille M. McCandless and now property conveyed to Lelon T. Reeves and wife, Elizabeth N. Reeves by Quit Claim Deed from Herbert L. Buchanan, Jr., Trustee, dated 2/27/1987, recorded 3/4/1987 of record in Book 7156, Page 2, in the Register's Office for Davidson County, Tennessee. Said property being the same property previously conveyed to Herbert L. Buchanan, Jr., Trustee by Quit Claim Deed from Lelon T. Reeves and wife, Elizabeth N. Reeves and now property conveyed to Lucille M. McCandless a life interest with the residual interest in Lelon T. Reeves and wife, Elizabeth N. Reeves by Quit Claim Deed from Herbert L. Buchanan, Jr., Trustee, dated 10/28/1983 recorded 11/10/1983, of record in Book 6173, Page 723, in the Register's Office for Davidson County, Tennessee. Said property being the same property previously conveyed to Lelon T. Reeves and wife, Elizabeth N. Reeves by Warranty Deed from Ava Vann Pasternack, a widow, dated 4/8/1983 recorded 4/12/1983, of record in Book 6035, Page 649, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 2900, Page 146; Covenants, conditions, easements and restrictions of record in Book 2743, Page 231; Covenants, conditions, easements and restrictions of record in Book 3186, Page 148; Amendment to establish a Minimum Building Set Back Line Applicable to Lot No. 503 on the Plan of The Subdivision of Glengarry Park Sec. 5 of record in Book 3872, Page 573, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 913 Winthorne Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 26th day of July, 2017.

Lelon T. Reeves

Elizabeth N. Reeves

State of Tennessee
County of Wilson

Personally appeared before me Lelon T. Reeves and Elizabeth N. Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of July, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: May 17, 2021

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

