Bill Garrett Davidson County
Batch# 34054 DEEDWARR
12/06/2017 10:24:30 AM 2 pgs
Fees: $13.00 Taxes: $628.63
20171206-0124390

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00 Leann Maloney SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2017. Notary Public MY COMMISSION EXPIRES: 11-8-21 (SP) H-6-17

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
LARRY POINTER	Regions Bank	063-02-0/010.00
(NAME) 1436 MOHAWK TRAIL	(NAME) 2050 Parkway Office Circle	
(ADDRESS) MADISON, TN 37115	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEGED, WE, DAVID D. REAMS AND WIFE, JEANETTE L. REAMS, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY POINTER, A MARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 ON THE PLAN OF NAWAKA HILLS, POWWOW ADDITION, SECTION 2, AS OF RECORD IN BOOK 974, PAGE 10, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DAVID D. REAMS AND WIFE, JEANETTE L. REAMS, BY WARRANTY DEED FROM JUAN C. BOCHER AND WIFE, PATTI L. BOCHER, DATED MAY 30, 1996 AND RECORDED ON MAY 31, 1996 OF RECORD IN BOOK 10067, PAGE 802, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1436 MOHAWK TRAIL, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 30th day of November, 2017.

DAVID D. REAMS

JEANETTE L. REAMS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DAVID D. REAMS AND JEANETTE L. REAMS with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained .

DONE at offices in Hendersonville, Tennessee, on this the 30th day of Nov., 2017.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.