Bill Garrett Davidson County
Batch# 35681 **DEEDWARR**
12/11/2017 10:27:59 AM 2 pgs
Fees: $13.00 Taxes: $599.40

20171211-0125830

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~11/03/16~~ 7-2-18

(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Reeves and Karen Reeves, husband and wife	SunTrust Mortgage	
	(NAME)	
92 Rolling Meadows Drive	1001 Semmes Ave	033-03-0A-092.00-CO
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Melissa K. Woosley, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larry Reeves and Karen Reeves, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 92 ON THE PLAN OF ROLLING MEADOWS, PHASE 1, SECTION FIVE, AS OF RECORD IN PLAT BOOK 6900, PAGE 495, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED MEMBERSHIP IN ROLLING MEADOWS TOWNHOUSE ASSOCIATION ALL AS DESCRIBED IN BOOK 6593, PAGE 194, AS AMENDED IN BOOK 7408, PAGE 733, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MELISSA K. WOOSLEY BY QUITCLAIM DEED FROM MAI O. HAMPTON OF RECORD IN INSTRUMENT NO. 20170727-0075953 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 21, 2017 AND RECORDED ON JULY 27, 2017. THE SAID CHARLES E. HAMPTON HAVING SINCE DIED ON OCTOBER 25, 2007, LEAVING PROPERTY VESTED TO MAI O. HAMPTON, AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 92 Rolling Meadows Drive, Goodlettsville, TN 37072
(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 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 my/our hand(s) this 8th day of December, 2017.

WARRANTY DEED
(Continued)

Melissa K. Woosley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa K. Woosley, an unmarried woman, the herein bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal, this the 8th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072