NEW OWNER:
SEAN MCKINNIS
604 CLAYBORNE COURT
NASHVILLE, TN 37215

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0090

Map & Parcel No.: 051010065.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 53894 **DEEDWARR**
02/01/2018 02:03:58 PM 3 pgs
Fees: $18.00 Taxes: $270.10
20180201-0010457

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Three Thousand and 00/100 Dollars ($73,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DONALD W. REESE and GINA M. REESE, husband and wife** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SEAN MCKINNIS**, ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, being known and designated as all of Lot No. 91 on the Map of Due West Valley Acres, not of record in the 11th Civil District of Davidson County, Tennessee, described according to a copy of the survey thereof made by H.R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the Southerly margin of Due West Avenue, at the corner of Lot Nos. 91 and 92; thence with the line between said two lots, Southwesterly 500 feet to a point; thence Northwesterly 46.24 feet to the corner of Lot Nos. 90 and 91; thence with the line between said two lots, Northeasterly 500 feet to the margin of said Due West Avenue; thence with the margin of same, Southwesterly 100 feet to the point of beginning.

Being the same property conveyed to DONALD W. REESE and GINA M. REESE, husband and wife by General Warranty Deed from Robert L. McLin, Karlene Early, Wendell L. Early and Karen E. Korwek, dated October 8, 2014, and of record in Instrument No. 20150129-0008484, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **803 DUE WEST AVENUE NORTH, NASHVILLE, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 26th day of January, 2018.

DONALD W. REESE

GINA M. REESE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DONALD W. REESE and GINA M. REESE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of January, 2018.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$73,000.00** .

AFFIANT

Sworn to and subscribed to before me this 26th day of January, 2018.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018