THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Bill Garrett Davidson County
Batch# 81851 DEEDWARR
04/17/2018 11:05:47 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20180417-0036077

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Westbrook	NEW OWNER	
7577 River Road Pike		08900001200
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Laura Colleen Reaves and Matthew Warnecke, wife and husband,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Westbrook,**

HEREINAFTER CALLED THE GRANTEE, HIS 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, described as:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on the easterly side of the present River Road and being a portion of a 145.66 acre tract of land described in deed from Mrs. Nannie Rucker, et al, to Carsie Sircy and wife, as of record in Book 1194, Page 12, aforesaid Register's Office described according to a survey made by S. H. Hutchison in January 1959 as follows:

Beginning at a point in the center of the present River Road, 1009 feet from the northeast corner of said 145.66 acre tract; thence with the center of said road South 8 degrees and 30 minutes west 266 feet to a point in the center of said River Road; thence leaving said road and going South 83 degrees east 136 feet to a stake; thence North 8 degrees and 30 minutes east 265 feet to a stake; thence North 82 degrees and 30 minutes west 136 feet to the point of beginning, being part of the same property conveyed to Carsie Sircy and wife, Willie C. Sircy by deed of record in Book 1194, Page 12, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but expressly excluded from this conveyance is that portion of the property vested in the State of Tennessee pursuant to Consent Judgment and Final Decree of record in Book 6754, Page 254, and Book 6754, Page 259, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Laura Colleen Reaves, unmarried by Warranty deed from Thomas Henry Sircy, Trustee of the Adiran Gilma Sircy Family Trust of record in Instrument No. 20120710-0060363 Register's Office for Davidson County, Tennessee, dated June 15, 2012 and recorded on July 10, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7577 River Road Pike, Nashville, TN 37209.**

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 our hands this the 16th day of April, 2018.

Laura Colleen Reaves

Laura Colleen Reaves

Matthew Warnecke

Matthew Warnecke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laura Colleen Reaves and Matthew Warnecke,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of April, 2018.

My Commission expires: 1-6-20

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN