Bill Garrett Davidson County
Batch# 86352 DEEDWARR
04/30/2018 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20180430-0040562

WARRANTY DEED

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

R-BR-18-2724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$300,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/15/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Angela Johnson Reyes and Jose Manuel Reyes	New owner	
(NAME)	(NAME)	**119-11-0-093.00**
2724 Ennis Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JON MORGAN DAVIS AND MARGARET BOLES DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGELA JOHNSON REYES AND JOSE MANUEL REYES, JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 82 on the Plan of Mashburn Heights of record in Plat Book 1835, Page 1, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 141.0 feet on the Easterly margin of Ennis Road and extends back 159.7 feet on the Northerly line and 267.3 feet on the Southerly line, to a dead line in the rear measuring 262.0 feet thereon.

Being the same property conveyed to Jon Morgan Davis and wife, Margaret Boles Davis, as tenants by the entireties by Warranty Deed from Timothy Stephens and wife Peggy L. Stephens of record in Book 11631, Page 423, Register's Office for Davidson County, Tennessee, dated August 16, 1999 and recorded on August 24, 1999.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 1835, Page 1, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20040126-0009985, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2724 Ennis Road, Nashville, Tennessee 37210**.

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), their heirs and 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), 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 the 26th DAY OF APRIL, 2018.

Jon Morgan Davis by _____ AS ATTORNEY IN FACT
Jon Morgan Davis by Nathan Keith as Attorney in Fact

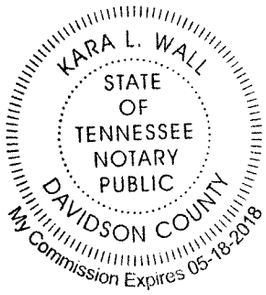
Margaret Boles Davis by _____ AS ATTORNEY IN FACT
Margaret Boles Davis by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JON MORGAN DAVIS AND MARGARET BOLES DAVIS, and who acknowledged he/she/they executed the same as the free act and deed of the said JON MORGAN DAVIS AND MARGARET BOLES DAVIS.

Witness my hand and official seal, this the 26th of April, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

