Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180516117

Bill Garrett Davidson County
Batch# 103072 DEEDWARR
06/11/2018 01:31:02 PM 2 pgs
Fees: $13.00 Taxes: $1,298.70

20180611-0055880

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $351,000.00.

Affiant

Subscribed and sworn to before me this 30th day of May, 2018.

Notary Public
My Commission Expires: 6/30/2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyle Reeves and Abigail Myers Reeves 931 West Eastland Avenue Nashville TN 37206	Guaranty Trust Co 310 Robert Ross Dr. Murfreesboro TN 37129	Tax Parcel ID No. 082-08-0-107.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bethany Schirmer and husband, John Schirmer,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kyle Reeves and Abigail Myers Reeves, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Richmond Addition of record in Plat Book 974, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 53 feet on the Northerly side of West Eastland Avenue, formerly Cleveland Street, and runs back between parallel lines, 100 feet to a dead line.

Being the same property conveyed to Bethany Schirmer and husband, John Schirmer by Warranty deed from Erin Miller, (fka Erin Garling) married Mark Miller of record in Instrument No. 20130523-0052107 Register's Office for Davidson County, Tennessee, dated May 21, 2013 and recorded on May 23, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 19, Register's Office for Davidson County, Tennessee.

This is improved property located at 931 West Eastland Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30th day of May, 2018.

Bethany Schirmer

John Schirmer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bethany Schirmer and John Schirmer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022