# WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Anne Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-26-21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Audrey German | First Community Mortgage | 150-07-0-410.00 |
| (NAME) | (NAME) | |
| 3416 Country Way Road | 2162 Robert Rose Drive Ste 101 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Bill Garrett Davidson County
Batch# 109533 DEEDWARR
06/27/2018 12:12:30 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20180627-0062010

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 considerations, the receipt of which is hereby acknowledged, I, **James J. Reese Jr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Audrey German, an unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a 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. 526, on the Final P.U.D. Plan, Section Four-B, Towne Village of the Country, of record in Plat Book 6250, Page 496, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to James J. Reese, Jr. by Deed dated 3/23/2018 from Alice Clayton, sole heir at law of Edith C. Meriwether deceased, of record in Instrument No. 201803260027850, in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Edith C. Meriwether by Warranty Deed dated 4/29/1996 from Dennis H. Ross and wife, Dorothy H. Ross of record in Book 10034, Page 186, as re-recorded in Book 10133, Page 944, Register's Office for Davidson County, Tennessee. The said Edith C. Meriwether died on January 25, 2010 leaving Alice Clayton as her sole heir at law as evidenced by Affidavit as to Heirs of record in Instrument 201003300023551, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 6250, Page 496; (2) Restrictive Covenants of record in Book 6582, Page 568, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3416 Country Way Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-44668
SMG TN Warranty Deed

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), her heirs and/or 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), her heirs and/or 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 hand this 26th day of June, 2018.

James J. Reese Jr.

State of Tennessee
County of Williamson

Personally appeared before me James J. Reese Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of June, 2018.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public Chris Jackson
My Commission Expires: 9/10/2018

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**

**True Copy Certification**

I, Penny Y Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY