This Instrument Prepared by: AND RETURN TO
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Russell A. Reeves
4832 Cascade Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Russell A. Reeves
2 Pleasant Hill Drive
Rolling Hill Estates, CA 90274

Bill Garrett Davidson County
Batch# 120527 **DEEDWARR**
07/25/2018 10:28:59 AM 2 pgs
Fees: $13.00 Taxes: $897.25



20180725-0072458

MAP/PARCEL 064-08-0-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Katina R. Woodlief and Brent A. Woodlief, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Russell A. Reeves, a married man as his sole and separate property, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Sherwood Forest, Section 4 of record in Plat Book 4460, Page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II

A Tract or parcel of land in the Second, formerly the Fourth, Civil District of Davidson County, Tennessee and adjoining on the West side, Lot 294, of Sherwood Forest as record in Plat Book 4460, Page 183, Register's Office for Davidson County, Tennessee and being more fully described as follows:

This tract shall be bounded on the East by said Lot 294 and on the North by the prolongation of said Lot's north line, Westwardly 30 feet, more or less, to a tree and fence row, on the South by the prolongation of the South Line of said Lot, Westwardly 29 feet, more or less, to a fence and row on the West by a fence and tree row measuring 85 feet more or less thereon.
This tract has an area of 2,507.00 square feet, more or less.

Being the same property conveyed to Katina R. Woodlief and husband, Brent A. Woodlief by Warranty deed from 4832 Cascade Drive Land Trust of which A.L. Maloney is the trustee of record in Instrument No. 20090305-0019493 Register's Office for Davidson County, Tennessee, dated February 4, 2009 and recorded on March 05, 2009. (Value of consideration shown in aforementioned deed $129,000.00.) Being also known as 4832 Cascade Drive Old Hickory, Tennessee 37138.

This is improved property known as: **4832 Cascade Drive, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 23rd day of July, 2018.

WITNESS MY HAND on this the 23rd day of July, 2018

Katina R. Woodlief

Brent A. Woodlief

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Katina R. Woodlief and Brent A. Woodlief,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of July, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $242,500.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: