True Copy Certification

Karen Y Johnson Davidson County
Batch# 139085 DEEDWARR
09/11/2018 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20180911-0089802

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

STATE OF TENNESSEE NOTARY PUBLIC S THOMPSON OF ROBERTSON

Notary's Signature

My Commission Expires: 12.03.19

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-070948

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jannah Branch-Smith	same	
(NAME)	(NAME)	
5319 Old Hickory Blvd		057-00-0-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($259,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SHARON H. REESE A/K/A SHARON HARWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANNAH BRANCH-SMITH**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land lying in the 13th, formerly 25th Civil District of Davidson County, State of Tennessee, described according to a survey made by R.L. Montoys, Land Surveyor, dated November 19, 1984, as follows: Beginning at a culvert on the westerly margin of Old Hickory Boulevard; thence South 18 degrees West with the westerly margin of said Boulevard 100 feet; thence North 68 1/2 degrees West 500 feet; thence North 18 degrees East 228 feet to a stake in a wire fence, being the southerly line of the Robert Harwell Tract; thence with said tract as follows: South 63 degrees East 39 feet to a stake; thence South 67 degrees East 200 feet to a stake; thence South 45 degrees East 300 feet to the Beginning, containing 2 acres, more or less.Being the same property conveyed to Sharon Harwell by Warranty deed from Kevin E. Adams and wife, Teresa E. Adams of record in Book 11639, page 905, Register's Office for Davidson County, Tennessee, dated August 24, 1999 and recorded on August 30, 1999.

Being the same property conveyed to Sharon H. Reese and Thomas C. Reese, wife and husband by Quitclaim deed from Sharon H. Reese f/k/a Sharon Harwell, a married person of record in Instrument No.

20060525-0061715 Register's Office for Davidson County, Tennessee, dated May 19, 2006 and recorded on May 25, 2006.

Being the same property conveyed to Sharon Harwell, an unmarried woman, by Quitclaim Deed from Thomas C. Reese, an unmarried man,of record in Instrument No. _201809110089801_, Register's Office for Davidson County, Tennessee, dated August 13, 2018 and recorded on _____, _____.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5319 Old Hickory Blvd, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/~~our hand(s) this the~~ 31st day of ~~September~~ August DLC, 2018

~~Sharon Harwell~~

STATE OF Tennessee
COUNTY OF Williamson

On this 31st day of ~~Sept~~ August DLC, 2018, before me personally appeared Sharon H. Reese and to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 31st day of August, 2018.

MARSHALL COUNTY NOTARY PUBLIC STATE OF TENNESSEE DEANNA L COOPER

Deanna L Cooper
Notary Public
Commission Expires: 5/13/2020