Karen Y Johnson Davidson County
Batch# 180059 **DEEDWARR**
01/03/2019 10:25:34 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190103-0000643

WARRANTY DEED

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 28TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Reed, an unmarried man	New Owner (NAME)	034-07-0-054.00
317 Twin Hills Drive (ADDRESS)	(ADDRESS)	034-07-0-053.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Glen F. Nabors and wife, Nancy Brush Nabors, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jerry Reed, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 184, ON THE PLAN OF SHEPHERD HILLS, SECTION 8, OF RECORD PLAT BOOK 2854, PAGE 120, AND AS AMENDED IN BOOK 4159, PAGE 421, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GLEN NABORS AND WIFE, NANCY BRUSH NABORS, BY WARRANTY DEED FROM A. J. COLEMAN AND WIFE, EDITH COLEMAN, OF RECORD IN BOOK 4141, PAGE 564, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GLEN NABORS IS A/K/A GLEN F. NABORS AND IS ONE AND THE SAME PERSON.

AND

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING A PART OF THE A. J. COLEMAN TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ON THE WESTERLY MARGIN OF AN UNIMPROVED STREET IT BEING ALSO THE NORTHEAST CORNER OF LOT NO. 184 IN SHEPHERD HILLS SECTION NO. 8 THENCE N 71° 23' W WITH THE NORTH BOUNDARY OF SAID LOT NO. 184, 142.6 FEET TO A CONCRETE MONUMENT THE NORTHWEST CORNER OF LOT 184 THENCE N 7° 49' W WITH THE NORTHERLY BOUNDARY OF LOTS NO. 183 AND 182 OF SAID SHEPHERD HILLS 236 FEET TO A POINT THENCE S 68° 59' E 258 FEET TO A POINT ON THE MARGIN OF THE UNIMPROVED STREET THENCE S 21° 01' W WITH THE MARGIN OF SAID STREET 84.51 FEET TO A POINT THENCE ALONG A CURVE HAVING A RADIUS OF 1257.8. TO THE RIGHT 115.49 FEET TO THE POINT OF BEGINNING CONTAINING 0.92 ACRES BEING THE SAME MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GLEN F. NABORS AND WIFE, NANCY BRUSH NABORS, BY WARRANTY DEED FROM A. J. COLEMAN AND WIFE, EDITH COLEMAN, OF RECORD IN BOOK 5165, PAGE 364, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING A PART OF THE A. J. COLEMAN TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IT BEING THE SOUTHEAST CORNER OF LOT NO. 180 OF

WARRANTY DEED
(Continued)

SHEPHERD HILLS SECTION NO. 5: THENCE NORTH 29° 51' EAST WITH THE EASTERLY BOUNDARY OF SAID LOT NO. 180 AND NO. 179, 193.2 FEET TO A POINT; THENCE SOUTH 68° 59' EAST 256 FEET TO A POINT ON THE WESTERLY MARGIN OF A PROPOSED STREET; THENCE SOUTH 21° 01' WEST WITH SAID MARGIN 250 FEET TO A POINT; THENCE NORTH 68° 59' WEST 258 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT NO. 182 OF SHEPHERD HILLS SECTION NO. 8; THENCE NORTH 7° 49' WEST WITH SAID BOUNDARY 63.6 FEET TO A POINT OF BEGINNING AND CONTAINING 1.56 ACRES, BEING THE SAME MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GLEN F. NABORS AND WIFE, NANCY BRUSH NABORS , BY DEED FROM A. J. COLEMAN AND WIFE, EDITH COLEMAN , OF RECORD IN BOOK 5201, PAGE 632, DATED MAY 31, 1977, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE SUBJECT TO PROPERTY TAXES FOR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 317 Twin Hills Drive, Madison, TN 37115
(House Number) (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 28th day of December, 2018.

Glen F. Nabors

Nancy Brush Nabors

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glen F. Nabors and wife, Nancy Brush Nabors, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2018.

DANIEL [illegible]BACHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: [illegible]

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072