WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182028 **DEEDWARR**
01/09/2019 10:13:46 AM 2 pgs
Fees: $13.00 Taxes: $700.41

20190109-0002285

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT 7 2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David C. Lamb	CoreLogic Attn: Client Services DFW-B4-F3	
(NAME) 345 Monaco Drive	(NAME) 1 CoreLogic Drive	07506006000
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Westlake, TX 76262	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Grady E. Reynolds Sr., unmarried** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David C. Lamb, a single man**, hereinafter called the GRANTEE(S), his 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. 350 on the Plan of Hermitage Estates, Section 2, of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 350 Fronts 79.46 feet on the Northerly Margin of Monaco Drive, and Runs Back Between Lines Measuring 125.09 feet on the Westerly Line and 126.3 feet on the Easterly Line to a Dead Line in the Rear Measuring 87.65 feet thereon; The Actual Northeasterly Rear Corner of said Lot, According to the Plan of Record, Being in a Hackberry Tree.

Being the same property conveyed to Grady E. Reynolds and wife, Ava Dell Reynolds by Warranty Deed from A. H. Jonson and wife, Malvin Johnson, dated March 02, 1967 and recorded March 06, 1967 of record in Book 4108, Page 786, Register's Office for Davidson County, Tennessee. Being the same property further conveyed to Ava Dell Reynolds by Quitclaim Deed from Joel Jordan, Trustee, dated August 13, 1990 and recorded August 17, 1990 of record in Book 8177, Page 557, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Dell K. Reynolds, an unmarried woman by Warranty Deed from Dell K. Reynolds, an unmarried woman, also known as Ava Dell Reynolds, dated January 03, 2008 and recorded February 21, 2008 of record in Instrument No. 20080221-0016945, Register's Office for Davidson County, Tennessee. The said Dell K. Reynolds died testate on 04/19/2017, devising subject property to Grady E. Reynolds Sr, as evidenced in File No. 17P-555, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 3700, Page 23; Covenants, conditions, restrictions and easements, if any, recorded as Book 3924, Page 25, in the Register's Office for Davidson County, Tennessee.

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 ☒ 345 Monaco Drive, Hermitage, TN 37076

(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 GRANTEE(S), his 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), his 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.

Effective the 8th day of January, 2019.

Grady E. Reynolds, by Nancy J. Glaskox, Attorney in Fact

Grady E. Reynolds, Sr. by Nancy J. Glaskox
Attorney in Fact

State of Tennessee
County of Wilson

On this 8th day of January, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Nancy J. Glaskox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Grady E. Reynolds, Sr, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument Number 20190104-0001281, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 8th day of January, 2019.

Notary Public:
My Commission Expires: 2/22/2020

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212