Karen Johnson Davidson County
Batch# 224760 DEEDWARR
05/02/2019 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20190502-0040779

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $320,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of April, 2019.

NOTARY PUBLIC

My commission expires: 01/31/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Larry George and Alyse Sands George	New Owner	109-00-0-198.00
(NAME)	(NAME)	
12015 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $320,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **David Reynolds, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Larry George and Alyse Sands George**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described as follows, Beginning at a point marked by a bolt in the centerline of Old Hickory Boulevard, said point being 209.5 feet from a spike at the intersection of the centerlines of Old Hickory Boulevard and the centerline of Stewarts Ferry Road (said spike being located 692 feet westerly from the point of intersection of the boundary line between the Ezell and Catherine Duncan property and the Lether Stewart property with the centerline of Stewarts Ferry Road); thence with the centerline of Old Hickory Boulevard North 4 deg. 37' West 170 feet to an iron spike; thence on a new line South 81 deg. 5 East 435.8 feet to an iron pin; thence on a new line South 22 deg. 52 West 170.35 feet to an iron pin: thence North 81 deg. 5 West 355.2 feet to the point of beginning at the aforesaid bolt in the centerline of Old Hickory Boulevard.

Being the same property coveyed to David Reynolds, a married man, by Warranty Deed from Lauren Carter Cox and husband, Justin Michael Cox, of record as Instrument No. 20170711-0069625, dated July 7, 2017, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 12015 Old Hickory Blvd, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of April, 2019.

David Reynolds

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Reynolds, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2019.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

