WARRANTY DEED

Karen Johnson Davidson County
Batch# 238446 DEEDWARR
06/04/2019 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20190604-0053237

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Doy Gardner, III	William Doy Gardner, III	
(NAME)	(NAME)	05913010800
1114 North 7th Street	1114 North 7th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lyman P. Reagon, a single individual,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Doy Gardner III, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 202 on the Plan of Treppard Heights, Section I, of record in Book 2663, Page 64, Register's Office for said County.

Said Lot No. 202 fronts 75 feet on the west side of Flicker Drive and extends back 210 feet on the north line and 209.9 feet on the south line to a dead line, measuring 75 feet thereon.

FOR INFORMATION PURPOSES ONLY: 3913 Flicker Drive, Nashville, TN 37218

Being the same property conveyed to Lyman P. Reagon by virtue of that certain Quit Claim Deed dated June 21, 2018, and being of record at Instrument No. 20180629-0063287, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Sonya Crutcher and Lorre Reagon by virtue of Quit Claim Deed dated September 23, 2017 at Instrument No. 20170925-0097857 in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to Lyman Prentice Reagon and Gerrie Belle Reagon by virtue of Warranty Deed dated July 18, 2068 at Book 4253, Page 14, in the amount of $15,250.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3913 Flicker Dr. Nashville, TN 37218
(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 hand this 31st day of May, 2019.

Lyman P Reagon by Lorre M. Reagon attorney in fact

Lyman P. Reagon, by Lorre Reagon, Attorney in Fact

STATE OF TN
COUNTY OF Davidson

Personally appeared Lorre Reagon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lyman Reagon, and who acknowledged that he executed the same as the free act and deed of Lyman Reagon.

WITNESS my hand and official seal at office this 31st day of May, 2019.

VB

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9/25/19

STATE OF TN
COUNTY OF Davidson

Lorre Reagon, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Lyman Reagon, the principal.

This 31st day of May, 2019.

Lorre Reagon

Lorre Reagon

Witness my hand and official seal at office this 31st day of May, 2019.

VB

Notary Public

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 9/25/19

*Lorre Reagon being one and the same as Lorre M. Reagon

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019