THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621077

Karen Johnson Davidson County
Batch# 267637 DEEDWARR
08/07/2019 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,886.63
20190807-0078376

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $509,900.00

Affiant

Subscribed and sworn to before me, this30th day of July, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Earl Reeves, III. and Marjorie Ganser Reeves 3724 Woodmont Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 116 12 0 058.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzan H. Gibbs n/k/a Suzan Ilic, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Earl Reeves, III. and Marjorie Ganser Reeves, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 3, Block "F" on the Plan of Woodmont Lane Homesites, of record in Book 1130, Page 13, Register's Office for Davidson County Tennessee.

Said part of Lot No. 3, Block "F", which is a corner tract, fronts 72.6 feet on the Southeasterly margin of Woodmont Lane, and fronts 35 feet on the Southwesterly margin of Tulane Court, said frontages being joined by a curve having a length of 42.8 feet, and extends back 151.3 feet on the Southeasterly line and 134.5 feet on the Southwesterly line to a point of intersection.

Being the same property conveyed to Suzan H. Gibbs, unmarried by Warranty Deed from Kyle Mouille, unmarried, recorded on the 16th day of November, 2011 in Instrument No. 20111116-0089576, in the Register's Office of Davidson County, Tennessee.

Said property was never primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE PLAN OF WOODMONT LANE HOMESITES, as recorded in Plat Book 1130, Page(s) 13.

This is improved property located at 3724 Woodmont Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2019.

Suzan H. Gibbs n/k/a Suzan Ilic

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzan H. Gibbs n/k/a Suzan Ilic, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2019.

Notary Public

My Commission Expires: 7/9/22



True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)