Karen Johnson Davidson County
Batch# 273448 DEEDWARR
08/19/2019 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190819-0082901

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 275,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14 th day of August, 2019.

Notary Public

My Commission expires 5/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Larefta Shevaughn Reeder
304 Tinney Circle
Nashville, TN 37217

SEND TAX BILLS TO:
Larefta Shevaughn Reeder
304 Tinney Circle
Nashville, TN 37217

MAP AND PARCEL NUMBER: Tax ID #: 136050A12000C0

WARRANTY DEED

19NT00710

Effective the 14th day of August, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Allison N. May, married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Larefta Shevaughn Reeder, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot 103, as shown on The Enclave at Bayview Estates, (formerly known as Bayview Estaes), Phase Four, of record in Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allison N. May, married, by Warranty Deed from NVR, Inc, recorded 12/23/2003 as Document No. 20031223-0182705, Register's Office for Davidson County, TN.

This is an improved property commonly known as 304 Tinney Cir, Nashville, TN 37217.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs

and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 14th day of August, 2019.

Stephen May

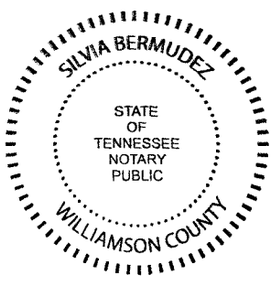
Allison May

State of **TENNESSEE**
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Stephen May and Allison May** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 14th day of August, 2019.

Notary Public

My commission expires: 5/13/21



True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER