Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 329701 DEEDWARR
12/13/2019 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20191213-0128850

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $268,000.00.

Affiant

Subscribed and sworn to before me, this 12 **day of December, 201**

Notary Public
My commission expires: 4-13-

STATE OF TENNESSEE NOTARY PUBLIC
MORGAN O'NEAL WILSON COUNTY

06-1911-77327

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Christy Reeves 612 Old Lebanon Dirt Rd Hermitage TN 37076	NEW OWNER	086-04-0-006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emily Joyce McCormick, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christy Reeves and Sherry Reeves, wife and wife**, hereinafter called the Grantees, their successors and 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. 140, on the Plan of Phase III, Jackson's Retreat, of record in Book 5200, Pages 517 and 518 (erroneously referenced in prior deed as Book 5200, Pages 518 and 519), Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Emily Joyce McCormick by deed from Marvin Odell Baker and wife, Dolly Mae Baker, dated June 28, 1993, recorded February 5, 1999, of record in Book 11329, Page 982, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 612 Old Lebanon Dirt Rd, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of December, 2019.

Emily Joyce McCormick

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Emily Joyce McCormick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 11 day of December, 2019.

Notary Public
State of Tennessee at Large

My Commission expires:
5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY
(SEAL)
WILSON COUNTY