Name and Address of New Owner:
Tonya Reininger
1760 Old Hillsboro Rd, Franklin, TN 37069

Send Tax Bills To:
Tonya Reininger
1760 Old Hillsboro Rd, Franklin, TN 37069

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142-02-0-066.00

Karen Johnson Davidson County
Batch# 365631 DEEDWARR
03/02/2020 10:43:06 AM 2 pgs
Fees: $13.00 Taxes: $913.90
20200302-0022957

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jane Farringer Hershey, an unmarried person,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tonya Reininger,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
>
> Land in Davidson Count, Tennessee, being Lot No. 83 on the Plan of Cross Timbers, Section 2, as of record in Book 3700, Page 92, Register's Office for said County, to which plan reference is here made for description.
>
> Being the same property conveyed to Jane Farringer Hershey by Final Decree of Divorce from Richard Edward Hershey and wife, Jane Farringer Hersey, recorded on February 23, 2015 in Instrument No. 20150223-0015112, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 7435 Stacy Drive, Nashville, Tennessee 37221.
>
> If the release date is 90 days or less following the date of acquisition by the seller the property is not eligible for a mortgage to be insured by FHA.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of February, 2020.

Jane Farringer Hershey by Lisa Silver Attorney in Fact

Jane Farringer Hershey by Lisa Silver, Attorney in Fact

STATE OF South Carolina
COUNTY OF Spartanburg.

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Lisa Silver with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Jane Farringer Hershey the within named bargainor, and she as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Jane Farringer Hershey by herself as Power of Attorney.

Witness my hand and official seal at 0830 , Spartanburg this 20th day of February 2020.

My Commission Expires: November 7, 2029

TAMMY L MARTIN
NOTARY PUBLIC
State of South Carolina
My Commission Expires Nov. 7, 2029

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $247,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 20th day of February, 2020.

Tammy L Martin

TAMMY L MARTIN
NOTARY PUBLIC
State of South Carolina
My Commission Expires Nov. 7, 2029

Notary Public
My commission expires: November 7, 2029
File No. 2019-781