Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1208

Karen Johnson Davidson County
Batch# 421235 **DEEDWARR**
06/19/2020 01:45:19 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20200619-0065572

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Merla J. Hubler, an unmarried woman,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Peyton Reese, an unmarried person,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 3A, Kirkwood Glen, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050923-0114370, amended at Instrument Nos. 20051014-0124168 and 20110316-0020783 and Scrivener' s Affidavit recorded at Instrument No. 20110701-0050785, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Merla J. Hubler, an unmarried woman by Warranty deed from Mackenzie C. Reiss, a single person of record in Instrument No. 20120423-0034584 Register's Office for Davidson County, Tennessee, dated April 19, 2012 and recorded on April 23, 2012.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 854 A Kirkwood Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Brian Peyton Reese	Wilson Bank & Trust	118-01-0B-005.00-CO
854 A Kirkwood Avenue	1436 West Main Street	
Nashville, TN 37204	Lebanon, TN 37087	

WITNESS THE EXECUTION HEREOF this 18th day of June, 2020.

Merla J. Hubler

State of Tennessee)
County of Davidson)

On this 18th day of June, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Merla J. Hubler, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 279,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of June, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON