Karen Johnson Davidson County
Batch# 783140 DEEDWARR
01/03/2022 11:19:57 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20220103-0000384

THIS INSTRUMENT WAS PREPARED BY
Return to:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P21-10012-PL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$615,000.00**.

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-08-24
(AFFIX SEAL)

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sam P. Hurd & Ellen D. Hurd	Wilson Bank + Trust	
5925 Fireside Drive	207 Legends Dr.	160-16-0-058.00
Brentwood, TN 37027	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Martha P. Reich, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sam P. Hurd and Ellen D. Hurd, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 61 on the Plan of Revised Phase 6, Hearthstone of record in Plat Book 6900, Page (s) 254 and 255, 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 Charles T. Reich and wife, Martha P. Reich by Warranty deed from Leon V. Williams, married of record in Instrument No. 20050620-0069903 Register's Office for Davidson County, Tennessee, dated June 10, 2005 and recorded on June 20, 2005. Charles T. Reich having since died on March 5, 2017, title is now vested in Martha P. Reich as surviving tenant.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by the Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as: **5925 Fireside Drive, Brentwood, TN 37027**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the 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/our hand(s) this the 30th day of December, 2021.

Martha P. Reich

Martha P. Reich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha P. Reich,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of December, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY