BOOK 11659 PAGE 221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$324,600.00.**

Tony King Chief/Mgr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9/9/99.

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: January 27, 2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, PC, 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
King Properties & Investments, LLC	Traders National Bank	
1411,1413, Lischey Avenue	120 North Jackson Street	see attached
Nashville, Tennessee 37207	Tullahoma, Tennessee 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES W. REED,III. EXECUTOR OF THE ESTATE OF JAMES W. REED, JR., A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KING PROPERTIES & INVESTMENTS, LLC** , 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:

SEE ATTACHED EXHIBIT A

7593 09/13 0101 03CHECK 1216.02

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 1411,1413, 1415, 1417 & 1419 Lischey Avenue, Nashville, TN 37207
1115 Campbell Street, Nashville, TN. 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

MAIL EM!!

99 SEP 13 PM 12:49
REGISTER DAVIDSON COUNTY, TN.

0635038
CROSS REFERENCE

WITNESS my/our hand(s) this 9th day of September, 1999.

James W Reed III, executor of the Estate of James W. Reed Jr.

James W Reed III

James W. Reed,III. executor of the Estate of James W. Reed, Jr. , and individually

Andrew J. Reed by James W Reed III as an Attorney-In-Fact

Andrew Jay Reed, by James W. Reed, III, as an Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Gene W. Floyd, a Notary Public in and for said County and State, the within named James W. Reed,III. executor of the Estate of James W. Reed, Jr., a single person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 9th day of September, 1999

Commission expires: January 27, 2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Gene W. Floyd

Gene W. Floyd Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James W. Reed,III, Attorney-In-Fact for Andrew Jay. Reed bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 9th day of September, 1999.

Gene W. Floyd

Gene W. Floyd Notary Public

My Commission Expires:01/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James W. Reed, III, individually, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 9th day of September, 1999.

Gene W. Floyd

Gene W. Floyd Notary Public

My Commission Expires:01/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT 'A'
Legal Description

Traders National Bank

Land in Davidson County, Tennessee, being Lots Nos. 3,4,5,6, & 7 on the Plan of Joy Floral Company Property , as of record in Book 5210, Page 161, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a metes and bounds description.
Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Campbell Acres, of record in Book 5800, Page 279, said Register's Office.
Lot 3: Map 71-12 Parcel 305, Lot 4: Map 71-12 Parcel 306, Lot 5: Map 71-12 Parcel 307, Lot 6: Map 71-12 Parcel 308, Lot 7: Map 71-12 Parcel 309

BEING the same property conveyed to James W. Reed, Jr. by Quitclaim Deed from James W. Reed, Jr. and wife Carol C. Reed, of record in Book 6664, Page 523, Register's Office for Davidson County, Tennessee. The said James W. Reed, Jr. having since died vesting the property in James W. Reed, III and Andrew Jay Reed, by Will of record in Will Book 229, Page 129, Probate #99P-1151, Probate Court for Davidson County, Tennessee.

Land in Davidson County, Tennessee, Being Lot. No 13 on the Plan of Campbell Acres, of record in Book 5800, Page 279, said Register's Office, Map 83-2 Parcel 347.

BEING the same property conveyed to James W. Reed, Jr, having since died, and wife Carol C. Reed by Everett H. Lowe and Richard Shephard, of record in Book 5448, Page 669, and awarded to James W. Reed, Jr. by Divorce Decree in record in Book 11445, Page 316, said Register's Office.

This is the same description as in previous deed of record.
Taxes for 1999 have been pro-rated and assumed by Grantee.
James W. Reed, III executed this instrument on behalf of Andrew Jay Reed pursuant to a Power of Attorney which is being placed of record currently herewith.

The Executor joins herein for the purpose of warranting to the grantee that he shall defend this estate for all taxes and debts whatsoever.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0635038

REFERENCE

99 SEP 13 PM 12:49

REGISTER
DAVIDSON COUNTY, TN.

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CAMT
324600.00
MOR TX 1201.02
ERR CO
MOR TX 1201.02-
CON TX 1201.02
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1216.02
CHECK 1216.02

09/13/99 01 12:52 0001 7593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1515580