File No. [redacted]001355

# WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Shawn Carson Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2005.

Jessica Talbott
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/21/05 10:04 2 pg
Fees:13.00 Taxes:786.25

20051121-0140172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harry Carson Reed | First Tennessee Home Loans | 096-11-0-0162.00 |
| (NAME) 627 Paces Ferry Road | (NAME) 1615 West Main Street | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Lebanon, Tennessee 37088 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Rose Lee Maphis, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry Carson Reed joined by his wife, Shawn Reed, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

***Being Lot No. 125 on the Plan of Hickory Bend, Section I, as of record in Plat Book 330, Page 38, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.***

***Being the same property conveyed to Rose Lee Maphis by quitclaim deed from Lorrie Ann Maphis Harris, a married person of record in Instrument No. 200209270118155, Register's Office for said County, recorded on 09/27/02.***

***Subject to all matters as set forth per Plat Book 330, Page 38, Register's Office of said County.***

***Avigation Easement as shown of record in Deed Book 9483, Page 811, Register's Office for said County.***

***Restrictive Covenants of record in Deed Book 3341, Page 265, Register's Office of said County.***

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 627 Paces Ferry Road, Nashville, TN 37214
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 18th day of November, 2005.

_____

_____

X Rose Lee Maphis

Rose Lee Maphis

STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand and official seal at Mt. Juliet, Tennessee, this 18th day of November, 2005.

My Commission Expires:

Jessica Talbott

Notary Public

**File Number: 251001355**

**RETURN TO:**

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008