Box 8

File No. 270800903

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $886,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/23/2010

(AFFIX SEAL)

GREGORY POLLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/28/07 14:26 2 pgs
Fees:13.00 Taxes:3278.20
20070828-0103341

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rayford T. Reid	Rayford T. Reid	117 12011 000
(NAME)	(NAME)	
1500 Clairmont Place	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(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, , Ikard-Crosslin Companies, Inc., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rayford T. Reid and spouse, Debra B. Reid, 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. 17 of Block "B" on the Plan of Clairmont Subdivision, of record in Plat Book 974, page 8, of the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 17 fronts 100 feet on the northerly side of Clairmont Place and runs back 207.34 feet on the westerly line and 210 feet on the easterly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Ikard-Crosslin Companies, Inc. by warranty deed from Karin Fielder Weaver, of record in Instrument No. 20060310-0028108, Register's Office for Davidson County, Tennessee, dated March 9, 2006.

This conveyance is subject to: Taxes for 2007, and subsequent years; the Plan with Owner's Certificate, of record in Book 974, Page 8, said Register's Office, which Plan shows a 40 foot minimum building setback line from Clairmont Place and an 8 foot easement for public utility purposes along the rear line(s). Restrictions contained in instrument of record in Book 1101, page 363, said Register's Office.

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 1500 Clairmont Place, Nashville, TN 37215
(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), 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), 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 our hands this 24th day of August, 2007.

Ikard-Crosslin Companies, Inc.

By: _____
Donald Crosslin, Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald Crosslin, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he is the Secretary of Ikard-Crosslin Companies, Inc. and is authorized by Ikard-Crosslin Companies, Inc. to execute this instrument on behalf its on this August 24, 2007.

Witness my hand at office this 24th day of August, 2007.

Commission expires: 5-18-16

_____
Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

File Number: 270800903

RETURN TO:

FILE "8"