21-1-405

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF BEDFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Cynthia Ann Shaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 26, 2008
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/09/07 13:52 2 pgs
Fees:13.00 Taxes:388.50

20071009-0120261

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Reed	Richard E. Reed	11912009200
(NAME)	(NAME)	
732 Carlyle Place	732 Carlyle Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, G & S Investment Partnership, a Tennessee general partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. Reed, an unmarried person, 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:

BEING Lot No. 89 on the Plan of Battlewood, Section I, as of record in Book 1835, Page 31. Said Lot fronts 167.30 feet on the north side of Carlyle Place and extend back 172.41 feet on the east line and 140.42 feet on the westerly line, to a dead line and measures 75 feet thereon.

BEING the same property conveyed to G & S Investment Partnership, a Tennessee general partnership, by warranty deed dated January 5, 2007, from Linda J. Brown of record in Instrument No. 200701080002844, Register's Office for Davidson County, Tennessee. For further source of title see Quitclaim Deed dated 12/20/90 of record in Book 8264, Page 454, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

unimproved ☐

This is improved ☒ property, known as 732 Carlyle Place, Nashville, TN 37211

(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 and 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.

Witness my hand this 5th day of October, 2007.

G & S Investment Partnership

By: Kristin S. Gaines
Kristin S. Gaines, Partner

Barbara L. Savage, Partner

STATE OF TENNESSEE

COUNTY OF BEDFORD

On this 5th day of October, 2007, before me personally appeared Kristen Gaines and Barbara Savage, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged themselves to a Partner of G & S Investment Partnership, the within named bargainor, a Tennessee general partnership, and she, as such Partner, being authorized so to do, executed the foregoing instrument (Warranty Deed), for the purpose therein contained by signing the name of Partner by herself as such Partner.

Witness my hand and official seal at Murfreesboro, Tennessee this 5th day of October, 2007.

Commission expires: February 16, 2011

Kristin L. Brown
Notary Public

