File No. 20070375

WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

James E. Reid
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Reid	James E. Reid	017 00 0 030.00
(NAME)	(NAME)	
5942 Lickton Pike	5942 Lickton Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, Tara L. Latham, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Reid and Linda C. Reid, 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:

Tract I

A tract of land in the 11th Councilmatic District formerly the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, December 2, 1950, as follows: Beginning at an iron spike in the center line of Walker's Creek Road, a corner of this property, the southwest corner of the property of E. D. Presley and the most easterly corner of Angelo Harris property; thence south 75 degrees 25 minutes west partly along a fence, 344.5 feet to a stake in Presley's line, thence with said Presley's line as follows: N10 degrees East 163.8 feet to a stake and twin elm; thence North 86 degrees East 259.5 feet to a stake opposite the westerly margin of a 10 foot roadway running along this property and the property of E. D. Presley and continuing with Presley's line and crossing said 10 feet roadway South 26 degrees 35 minutes East 105 feet to the beginning containing .934 acres, more or less.

Tract II

Land in the 10th Civil District of Davidson County, Tennessee and described according to survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 8, 1988, as follows:

Beginning at an iron pin set in the line of Spurlock the most southeast corner of this tract, and being the most northeast corner of Gerry Dean Comer Property of record in Deed Book 6557, page 614, Register's Office, Davidson County, Tennessee, thence with the line of said Comer S. 89 deg. 25' 00" W. 271.50 feet to a point; corner to said Comer, thence, with a new line N 13 deg. 14' 45' E 100.00 feet to an iron pin set; thence, continuing with a new line N 89 deg. 38' 00" E 212.38 feet to an iron pin set in the line of said Spurlock; thence with the line of said Spurlock S 21 deg. 13' 28" E 100.00 feet to the beginning, containing 0.53 acres more or less.

Being the same property conveyed to Tara L. Latham, a single woman, by deed from Angela Eda Masters and John Edward Masters, Jr., wife and husband, dated November 14, 2005 and recorded on November 17, 2005, as Instrument Number 20051117-0139085, Register's Office, Davidson County, Tennessee.

Subject to an easement of record in Book 7745, Page 942, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

Davidson County DEEDWARR
Recvd: 10/30/07 13:06 2 pgs
Fees:13.00 Taxes:490.25
20071030-0127878

unimproved ☐

This is improved ☒ property, known as 5942 Lickton Pike, Goodlettsville, TN 37072

(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 24th day of October, 2007.

Tara L. Latham

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tara L. Latham, the bargainor(s), 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 this 24th day of October, 2007.

Commission expires:

11-22-08

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

Notary Public

Notary seal not present.
Not to be reproduced.

Bill Garrett

Davidson County Register of Deeds