File No. 280400621

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/08 13:43 2 pgs
Fees:13.00 Taxes:612.35
20080502-0045264

Notary Seal present, but could not be reproduced.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00

Denise O'Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

Bill Garrett
Davidson County Register of Deeds

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise O'Neal	Denise O'Neal	173-16-0A-082.00CO
(NAME)	(NAME)	
3641 Coles Branch Drive	3641 Coles Branch Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, Tennessee 37013	
(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, We, Chad A. Reeder and Lisa M. Reeder, husband and wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Denise O'Neal, unmarried, hereinafter called the grantee(s), Her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 189 in Hidden Creek, Section 1, Phase 3, as shown on plat of record at Instrument No. 200302130020016 and as corrected by Surveyors Certificate of Correction at Instrument No. 200311200169641, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chad A. Reeder and Lisa M. Reeder, husband and wife, by warranty deed from Beazer Homes Corporation, a Tennessee Corporation, of record in Instrument No. 20050429-0048097, Register's Office for Davidson County, Tennessee, dated April 27, 2005.

Taxes for the year 2007 paid and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat of record in Instrument No. 200302130020016 and Instrument No. 200311200169641, Register's Office of said County.

Restrictions of record in Instrument No. 200205140059176, 200303130033781 and 200503080025065, said Register's Office.

By-Laws of record in Instrument No. 200303030027389, said Register's Office.

HOA Charter of record in Instrument no. 200303030027388, said Register's Office.

Quitclaim Deed to HOA for Common Area of record in Instrument No. 200303030027387, 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 3641 Coles Branch Drive, Antioch, TN 37013
(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), Her 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), Her 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 hands this 30th day of April, 2008.

Chad A. Reeder

Lisa M. Reeder

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Chad A. Reeder and Lisa M. Reeder, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 4/30/2008.

Witness my hand at office this 30th day of April, 2008.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: 280400621

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027