Davidson County DEEDWARR
Recvd: 09/26/08 11:48 2 pgs
Fees:13.00 Taxes:810.30

20080926-0097958

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 370-4443

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Joe F. Reed, Grantors
TO: Daniel R. Green and Joshua S. Bowling, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Daniel R. Green Joshua S. Bowling 302 Timberdale Court Nashville, TN 37211	Daniel R. Green 1356 Holly Tree Gap Rd Brentwood, TN 37027	147-06-0-177.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $219,000.00.

Casey Brewington
Affiant

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 24th day of September, 2008.

My commission expires: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 3, 2012

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Joe F. Reed**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Daniel R. Green, married and Joshua S. Bowling, married** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Caldwell Country Estates, Section Six, as of record in Book 3106, page 2, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Joe F. Reed and wife, Mary S. Reed, by warranty deed, recorded June 11, 1990 in Book 8128, page 921, Register's Office for Davidson County, Tennessee; the said Mary S. Reed and Mary F. Reed are one and the same person. Mary F. Reed having since died November 13, 2006.

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, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 302 Timberdale Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 23rd day of September, 2008.

"GRANTORS"

Joe F. Reed

Joe F. Reed

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Joe F. Reed, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 23 day of September, 2008.

My commission expires: June 12, 2011

Notary Public

{Seal}

