291100311

This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 043140
PARCEL: 080.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Piper Hall
228 Lanier Drive
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 12/10/09 08:52 3 pgs
Fees:18.00 Taxes:259.00
20091210-0112732

WARRANTY DEED

THIS INDENTURE, made this 8th day of December, 2009 between

James S. Reed

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Piper Hall, an unmarried woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 1-A on the Plan of Revised Plan of Part of the Bernice L. Dickenson's Subdivision, of record in Book 5190, Page 640, as amended in Zone Lot Division of Lot No. 1 on the Revised Plan of Part of the Bernice L. Dickenson's Subdivision of record in Book 6250, Page 859, said Register's Office.

Being the same property conveyed to James S. Reed by Quitclaim Deed dated December 6, 2001 from Gloria T. Reed and being of record in Instrument Number 20020222-0023275 and by Deed dated 6/13/90 from Robert H. Braswell and wife, Barbara L. Braswell of record in Book 8133, Page 172, Register's Office for Davidson County, Tennessee.

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 restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2009 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

James S. Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James S. Reed, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 8th day of December, 2009.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $70,000.00.

Affiant

Sworn to and subscribed before me, this 8th day of December, 2009.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

