Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
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PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50444
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kristi Shay Moore 945 Morton Mill Road Nashville, Tennessee 37221	NEW OWNER

TAX MAP-PARCEL NUMBERS: 141120B10000CO

BILL GARRETT, Davidson County
Trans:T20100025947 DEEDWARR
Recvd: 04/30/10 12:45 2 pgs
Fees:13.00 Taxes:884.30
20100430-0033055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$239,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janice Chandler and Marsha Williams and Jean W. Vick, devisees under the will of Millard W. Reed and Janice Chandler and Jean W. Vick, Co-Executors of the Estate of Millard W. Reed** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Kristi Shay Moore** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Southampton, Phase 5 of record in Book 6900, page 217, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Millard W. Reed and wife, Ella Mai Reed by warranty deed from Joseph L. Lackey, Jr., Trustee, with full power to sell or transfer, dated May 13, 1992 and recorded on May 14, 1992 of record in Book 8626, page 547, Register's Office for Davidson County, Tennessee. The said Millard W. Reed and Ella Mai Reed having since died with Ella Mae Reed predeceasing Millard W. Reed. The Last Will and Testament of Millard W. Reed, of record in Docket No. 09P-1571, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Janice Chandler, Marsha Williams and Jean McKinney, now known as Jean W. Vick.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 217, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7140, page 345, Book 6120, page 450, Book 6231, page 63, Book 5971, page 834, By Laws in Book 6355, page 517, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 945 Morton Mill Road, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2010.

Janice Chandler, individually

Marsha Williams, individually

Jean W. Vick, individually

Janice Chandler, Co-Executor

Jean W. Vick, Co-Executor

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2010 , before me the undersigned authority, personally appeared Janice Chandler and Marsha Williams and Jean W. Vick , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2010 , before me the undersigned authority, personally appeared Janice Chandler as Co-Executor under the will of Millard W. Reed and Jean W. Vick as Co-Executor under the will of Millard W. Reed, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $239,000.00

Affiant

Sworn and subscribed before me this the 30th day of April, 2010

Notary Public

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: **My Commission Expires May 26, 2013**