File No.

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/11 12:56 4 pgs
Fees:23.00 Taxes:573.50
20110311-0019535

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2011

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Donald R. Barrett, Jr., Esq.
Stewart Title Company
121 First Avenue South
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMY E. LATIMER	NEW OWNER	093-11-0-C-006.00-CO
(NAME) 125 LEA AVENUE	(NAME)	
(ADDRESS) NASHVILLE, TN 37210	(ADDRESS)	
(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, I, JOHN THOMAS REED , A SINGLE PERSON , hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto AMY E. LATIMER, A SINGLE PERSON, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

BEING UNIT NO. 6 ON THE PLAN OF RUTLEDGE HOUSE CONDOMINIUMS, OF RECORD IN BOOK 6200, PAGE 318, AMENDED IN BOOK 11700, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to JOHN THOMAS REED , A SINGLE PERSON by deed from MICHAEL J. DESANTIS, dated October 13, 2006 and filed of record in Instrument Number 20061020-0130697, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is made subject to:

See Schedule "A" for Exceptions

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 (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

unimproved ☐

This is improved ☒ property, known as 125 LEA AVENUE, NASHVILLE, TN 37210
(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), Their 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), 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/our hands this 24 day of Sept, 2010

JOHN THOMAS REED

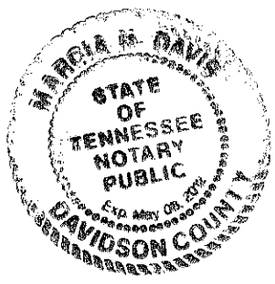
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOHN THOMAS REED , A SINGLE PERSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24 day of Sept. 2010

Commission expires:



Marcia M. Davis
Notary Public

File Number:

RETURN TO:

Schedule "A"

1. All matters as set forth per Plat Book 6200, Page 318, Plat Book 11700, Page 26, said Register's Office.

2. Restrictions of record in Book 7084, Page 983, as amended in Book 10512, Page 464, and Book 10512, Page 477, said Register's Office.

3. Master Deed and By-Laws filed for record in Book 11687, Page 739, said Register's Office.

4. All matters including an easement of record in Book 6616, Page 614, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6807, Page 851, said Register's Office.

6. Deed of Conveyance of record in Book 6974, Page 969, said Register's Office.

7. Charter of Homeowner's Association as shown of record in Book 11687, Page 735, Register's Office for said County.

8. County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 093110C00600

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or 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.

Custodian

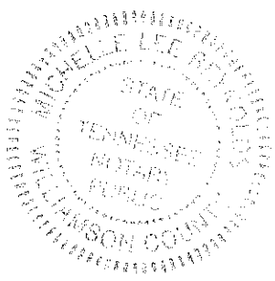
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 25, 2011