# WARRANTY DEED




R-VRES-11-1308

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 11.5.2012

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ashley Reed | First Community Mortgage, Inc | |
| 1308 Newman Avenue (ADDRESS) | 275 Robert Rose Drive (NAME) (ADDRESS) | |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37129 (CITY) (STATE) (ZIP) | 61-15-374.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we TRENA P. JONES AKA TRENA JONES MUELLER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ASHLEY REED AND MICHAEL REED, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING THE WESTERLY 70 FEET FRONT OF LOT NO. 272 AND THE NORTHWESTERLY PART OF LOT 271 ON THE MAP OF INGLEWOOD PLACE, OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF NEWMAN AVENUE AND "B" STREET; THENCE WITH THE EASTERLY MARGIN OF "B" STREET, SOUTHWARDLY 150 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO LEALAND STRONG AND WIFE BY DEED FROM WILLIAM WILSON TUNE AND WIFE, DATED MAY 29, 1948, AS OF RECORD IN BOOK 1629, PAGE 402, SAID REGISTER'S OFFICE; THENCE WITH SAID STRONG'S NORTHERLY LINE, EASTWARDLY 69 FEET MORE OR LESS TO THE WESTERLY LINE OF THE FIVE FOOT STRIP CONVEYED TO JOHN S. DUVAL, SR., BY DEED FROM WILLIAM WILSON TUNE AND WIFE, DATED MAY 29, 1948, AS OF RECORD IN BOOK 1633, PAGE 187, SAID REGISTER'S OFFICE; THENCE WITH SAID LINE NORTHWARDLY 140 FEET TO THE SOUTHERLY MARGIN OF NEWMAN AVENUE; THENCE WITH SAID AVENUE WESTWARDLY 70 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM JOSIAH J. JONES (BEING ONE AND THE SAME AS JOSIAH JASON JONES) TO TRENA P. JONES AS RECORDED ON THE 28TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061128-0146934 AND WARRANTY DEED FROM JOHN L. STEPHENS AND WIFE, DORIS W. STEPHENS TO JOSIAH J. JONES AND WIFE, TRENA P. JONES AS RECORDED ON THE 8TH DAY OF OCTOBER, 1999 IN DEED BOOK 11696, PAGE 654, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID TRENA P. JONES HAVE SINCE MARRIED AND NOW BEING KNOWN AS TRENA JONES MUELLER.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 101; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )

This is improved ( X ) property, known as 1308 Newman Avenue, Nashville, Tennessee 37216
(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.

BILL GARRETT, Davidson County
Trans:T20110051185 DEEDWARR
Recvd: 08/19/11 11:15 2 pgs
Fees:13.00 Taxes:690.05



20110819-0064287

Witness my/our hand(s) this 16th day of August, 2011.

Trena Jones Mueller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trena Jones Mueller, the within named bargainor, 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 and official seal, this the 16th day of August, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903