Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110069761 DEEDWARR
Recvd: 11/04/11 13:52 2 pgs
Fees:13.00 Taxes:370.00
20111104-0086434

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-8-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cortney M. Lawrence	SWBC Mortgage Corporation	133-06-0-077.00
(NAME)	(NAME)	
3506 Sanford Avenue	5055 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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, we, **Donna Reed, Patricia Parker Yvonne Gribben and Wendell Chadwick Reed, Devisees under The Last Will & Testament of Wendell J. Reed, deceased**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cortney M. Lawrence, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot Nos. 22 and 23, on the Map of D.M. Mincy's Addition to Flat Rock, as shown by plat appearing of record in Plat Book 547, Page 24, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Wendell J. Reed by QuitClaim Deed dated August 31, 1976, from Margie M. Reed and Richard L. Albers, trustee and filed for record on September 7, 1976, in Book 5065, Page 543, Register's Office for Davidson County, Tennessee. The said Wendell J. Reed having since died, leaving all rights and interest in the above described property unto Donna Reed, Patricia Parker Yvonne Gribben and Wendell Chadwick Reed, Devisees under The Last Will & Testament of Wendell J. Reed, deceased , filed for record in Docket No. 11P53, in the Probate Court for Davidson County, Tennessee at Nashville.

And previously being the same property conveyed to Wendell J. Reed and wife, Margie M. Reed by Warranty Deed dated September 26, 1973, from Bobby Ray Harrell and wife, Becky H. Harrell and filed for record on October 9, 1973, in Book 4753, Page 912, Register's Office for said County.

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 547, Page 24, Register's Office of said County.

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.

unimproved ☐

This is improved ☑ property, known as 3506 Sanford Avenue, Nashville, TN 37211

(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/or 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/or 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 our hands this 31st day of October, 2011.

Donna Reed

Patricia Parker

Yvonne Gribben

Wendell Chadwick Reed

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Reed, Patricia Parker, Yvonne Gribben and Wendell Chadwick Reed**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of October, 2011.

Notary Public

My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027