WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110071541 DEEDWARR
Recvd: 11/14/11 10:16 2 pgs
Fees:13.00 Taxes:502.83
20111114-0088491

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edwin Lawrence	Amerifirst Financial Corporation	06509011100
(NAME)	(NAME)	
4805 Shasta Drive	616 W. Centre Ave.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Portage, MI 49024	
(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, **Terry A. Reed and wife, Brenda Reed**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Edwin Lawrence, married**, 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 Lot No. 401, on the Plan of Section Four, Sherwood Forest, of record in Plat Book 4460, Pages 182-183, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry A. Reed, an unmarried man by deed from Donna Maguire, as Trustee for the Gilliam Land Trust, dated 03/12/2008 and filed for record on 03/14/2008 in Instrument 200803140025922, Register's Office for Davidson County, Tennessee.
Brenda Reed joins in this conveyance to convey any and all rights she may have in this property.
All matters as set forth per Plat Book 4460, Page 182-183, said Register's Office.

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 4805 Shasta Drive, Old Hickory, TN 37138
(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 10th day of November, 2011.

Terry A. Reed

Brenda Reed

State of Tennessee
County of Wilson

Personally appeared before me Terry A. Reed and Brenda Reed, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of November, 2011.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122