BILL GARRETT, Davidson County
Trans:T20130032813 DEEDWARR
Recvd: 04/22/13 12:34 2 pgs
Fees:13.00 Taxes:573.13
20130422-0039761

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Elizabeth Westbrook
3704 Creston Court
Hermitage, TN 37076

SEND TAX BILL TO:
New owner

MAP/PARCEL 087010A11500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Emily K. Reece, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Elizabeth Westbrook, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Section Four, Chesney Glen of record in Plat Book 9700, Page 844, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily K. Reece by Deed from Bernard S. Hein and wife, Sheila D. Hein of record at Instrument No. 20020910-0109989, Register's Office for Davidson County, Tennessee, dated September 4, 2002 and recorded on September 10, 2002.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 844, and restrictions in Book 10278, page 279, amended in Book 10449, Page 215, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944, Book 11064, Page 911 and Book 11317, Page 674, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 12th day of April, 2013.

Emily K Reece by Maggie Claprood as attorney-in-fact

Emily K. Reece by Maggie Claprood as attorney-in-fact, recorded in Instrument No. 20130422-0039760, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maggie Claprood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Emily K. Reece as her attorney in fact, pursuant to the power of attorney recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee, and acknowledged that she executed the same as the free act and deed of Emily K. Reece as her attorney in fact.

WITNESS my hand and official seals at office this 12th day of April, 2013.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $154,900.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: _____

DAVID R.A. ROETGER TENNESSEE NOTARY PUBLIC My Comm Exp. July 21, 2013 COUNTY OF WILLIAMSON