BILL GARRETT, Davidson County
Trans:T20130036707 DEEDWARR
Recvd: 05/02/13 14:25 3 pgs
Fees:17.00 Taxes:0.00
20130502-0044511

THIS DOCUMENT PREPARED BY: HUNTER R. MOBLEY Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Rodney G. Reed 320 Old Hickory Blvd. #2900 Nashville, TN 37221	SAME	128 12 0A 174.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Debora J. Reed, hereinafter called the Grantor, and the Grantor's spouse, Rodney G. Reed, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Rodney G. Reed, the Grantor, Debora J. Reed, has bargained and sold, and by these presents does transfer and convey unto Rodney G. Reed, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of April, 2013.

Debora J Reed

Debora J. Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah J. Reed, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2013.

My Commission Expires: 7/6/2015

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2015

H R Mobley

Notary Public

EXHIBIT A

Legal Description

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as follows: Unit No. 2900, Building No. 10, on the Plan of Section 10, phase ID, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 200111011-0110875, as Supplemented and Amended by Supplement and Amendment No. 36, to the Master Deed, of record in Instrument No. 20040716-0084980, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit A to the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Rodney G. Reed and Debora J. Reed by deed from Federal Home Loan Mortgage Corporation, of record as Instrument No. 20100319-0020886, Register's Office for Davidson County, Tennessee.

This is improved property known as 320 Old Hickory Blvd., #2900, Nashville, Tennessee 37221.