BILL GARRETT, Davidson County
Trans:T20130036709 DEEDWARR
Recvd: 05/02/13 14:27 3 pgs
Fees:17.00 Taxes:0.00
20130502-0044516

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 623 Templewood Ct. Nashville, TN 37214	SAME	096-11-0-073.00

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

Being Lot No. 800 on the plan of Cloverhill Subdivision, Section 10, of record in Book 2331, page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 800 fronts 70.3 feet on the easterly side of Templewood Court, and extends back 190.9 feet on the northerly side and 201.6 feet on the southerly side, to a dead line in the rear on which lot measures 111.6 feet.

Being the same property conveyed to Rodney Reed and Debora Reed, by deed from First Jordan FLP, as Trustee of the 623 Templewood Court Trust, of record as Instrument No. 20120618-0053317, Register's Office for Davidson County, Tennessee.

Rodney G. Reed and Rodney Reed are one and the same person.

Debora J. Reed and Debora Reed are one and the same person.

This is improved property known as 623 Templewood Court, Nashville, Tennessee, 37214.