BILL GARRETT, Davidson County
Trans:T20130046777 DEEDWARR
Recvd: 06/05/13 09:34 2 pgs
Fees:13.00 Taxes:629.00
20130605-0056870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 170,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2013.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BRENDON SHIRLEY	SWBC Mortgage Corporation	07313002200
1814 ROSEBANK AVENUE	9311 San Pedro Avenue, Suite 100	
NASHVILLE, TN 37216	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

PHILLIP WAYNE REID and CHERYL ELAINE HARRINGTON and PATRICIA ANN MARTIN and DEBORAH SUE REID and JAMES EDWIN REID and STEVEN RAY REID **

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRENDON SHIRLEY, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 68 on the Plan of Section 1, Henderson Gardens. as of record in Book 2900. page 75. Register's Office for Davidson County. Tennessee.

BEGINNING with a point in the northeasterly margin of Guest Drive at the common corner of Lots 68 and 69: thence with the line between said Lots, 115.4 feet in a Northeasterly direction to a point at the common corner of Lots 64. 67, 68, and 69: thence with the line between lots 67 and 68, 163.9 feet in a southeasterly direction to a point in the northwesterly margin of Rosebank Avenue: thence with said margin 100.0 feet in a southwesterly direction to a point which is the beginning of a Curve: thence around said curve 37.15 feet in a northwesterly direction to a point in the northeasterly margin of Guest Drive: thence along said margin 81.39 feet in a northwesterly direction to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO BOBBIE R REID BY QUITCLAIM DEED FROM BOBBIE R REID, EXECUTOR FOR THE ESTATE OF BESSIE R REID, PROBATE DOCKET NO. 95P-390, DATED 03/26/96 AND RECORDED ON 03/27/96 IN BOOK 9992, PAGE 652, SAID REGISTER'S OFFICE FOR SAID COUNTY. BOBBIE RAY REID HAVING SINCE DIED ON OCTOBER 24, 2006 AND PREDECEASED HIS WIFE, MARY EVELYN REID. MARY EVELYN REID HAVING SINCE DIED ON SEPTEMBER 17,2012 LEAVING A WILL APPOINTING THE DEVISEES OF THE ESTATE AS PHILLIP WAYNE REID, CHERYL ELAINE HARRINGTON, PATRICIA ANN MARTIN, DEBORAH SUE REID, JAMES EDWIN REID AND STEVEN RAY REID.

** as the devisees of the estate of MARY EVELYN REID

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1814 ROSEBANK AVEnue, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs and 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 my/our hand(s) this 30th day of May, 2013.

Phillip Wayne Reid
PHILLIP WAYNE REID

Cheryl Elaine Harrington
CHERYL ELAINE HARRINGTON

Patricia Ann Martin
PATRICIA ANN MARTIN

Deborah Sue Reid
DEBORAH SUE REID

James Edwin Reid
JAMES EDWIN REID

Steven Ray Reid
STEVEN RAY REID

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, PHILLIP WAYNE REID and CHERYL ELAINE HARRINGTON, PATRICIA ANN MARTIN and DEBORAH SUE REID, and JAMES EDWIN REID and STEVEN RAY REID, the within named Grantors, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2013.

Notary Public

My Commission Expires: 6/24/14

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY