WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/13 12:03 3 pgs
Fees:18.00 Taxes:357.05
20130612-0059823

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

BRENDA HUNSUCKER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald Reed		052120A00200CO
(NAME)	(NAME)	
107 Overlook Dr.	Same As New Owner	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **Kenneth Green and wife, Catreina Green**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ronald Reed and wife, Marion Reed**, 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. 2 on the Plan of Candlewood, of record in Instrument No. 200301220009060, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth Green and wife, Catreina Green by Deed from Ricky Earps, dated 11/04/2003 and filed for record on 11/12/2003 in Instrument 200311120165745, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2013 are a lien but are not yet due and payable; (2) All matters as set forth per Instrument 200301220009060, said Register's Office; (3) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200302040014982, said Register's Office; (4) Storm water Detention Agreement of record in Instrument 200209270117953, said Register's Office; (5) Quitclaim Deed to The Homeowner's Association of record in Instrument 200302180020810, said Register's Office; (6) Charter of record in Instrument 200302180020811, 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 2009 Candlewood Drive, Madison, TN 37115-4771
(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 14th day of June, 2013.

Kenneth Green by Catreina Green
Kenneth Green, by Catreina Green as ~~Attorney~~ in fact
Attorney in Fact

Catreina Green

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catreina Green, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of June, 2013.

Brenda Huntsman
Notary Public
My Commission Expires: 1/27/15

SUMNER COUNTY BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Catreina Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Kenneth Green, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130612-0059822, Register's Office of Davidson County, Tennessee.

Brenda Huntsman
Notary Public
My Commission Expires: 1/27/15

SUMNER COUNTY BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY