File Box 9B

BILL GARRETT, Davidson County
Trans:T20130066811 DEEDWARR
Recvd: 08/05/13 10:58 2 pgs
Fees:13.00 Taxes:3515.00
20130805-0081533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 950,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2013.

Notary Public

My commission expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN CLAY REED **LAURA STOVALL**	**New Owner**	**116020B07800CO**
552 CLOSE LANE		
NASHVILLE, TN 37205		

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,

BRIAN P TIERNEY AND WIFE, JENNIFER TIERNEY

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

JOHN CLAY REED, a single person and LAURA STOVALL, a single person

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:

Land in Davidson County, Tennessee, being Lot No. 96 on the Final Plan of Caldwell Close in Hill Place, as of record in Plat Book 9700, page 191, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO BRIAN P TIERNEY, UNMARRIED BY WARRANTY DEED FROM SARAH P HART, MARRIED DATED 06/20/03 AND RECORDED ON 06/30/03 IN INSTRUMENT NO. 20030630-0089690, SAID REGISTER'S OFFICE FOR SAID COUNTY.

JENNIFER TIERNEY, SPOUSE OF BRIAN P TIERNEY, JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

State and county taxes for the year 2013, which have been prorated among the parties and assumed by Grantees.

Declaration of Covenants, Conditions By-Laws and Restrictions for Hill Place, of record in Book 9645, page 85, amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 200003220029124, Instrument No. 20010510-0048634, Register's Office for Davidson County,

Tennessee, (omitting therefore any covenants, conditions of restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

Dedication of common area to Hill Place Homeowners Association of record in Book 9730, page 400 and Instrument No. 20090324-0026385, Register's Office for Davidson County, Tennessee.

Charter of Incorporation of Hill Place Homeowners Association of record in Book 9730, page 356, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 7900, page 913, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 9700, page 191, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 552 CLOSE LANE, NASHVILLE, TN 37205.

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 1st day of August, 2013.

BRIAN P TIERNEY

Jennifer Tierney
JENNIFER TIERNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BRIAN P TIERNEY AND JENNIFER TIERNEY, 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 1st day of August, 2013.

Notary Public

My Commission Expires: 9/20/16