STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 162,000.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2014.

Notary Public

My commission expires: 11-6-2017

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

Davidson County DEEDWARR
Recvd: 04/01/14 15:01 3 pgs
Fees:18.00 Taxes:564.62
20140401-0027011

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **JANET L. REED** | **SUNTRUST MORTGAGE, INC.** | **053090B03500CO** |
| **1661 CUMBERLAND STATION BLVD** | **901 SEMMES AVENUE** | |
| **MADISON, TN 37115** | **RICHMOND, VA 23224** | |

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,

**CHARIETTA LYNETTE HILL, A SINGLE WOMAN**

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

**JANET L. REED, 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:

Property commonly known as 1661 Cumberland Station Blvd, Madison, TN 37115, Davidson County.

Being Lot No. 207 on the Plan of Cumberland Station at Wilson Camp, Section One, as of record in Plat Book 200110090109759, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY CONVEYED TO CHARIETTA LYNETTE HILL BY WARRANTY DEED FROM JON MARC NICHOLS AND KIMBERLY NERO NICHOLS, DATED 08/07/2007 AND RECORDED ON 9/04/2007 RECORDED IN INSTRUMENT NUMBER 20070904-0105802, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $159,650.00.

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 1661 CUMBERLAND STATION BLVD, MADISON, TN 37115.

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 27th day of March, 2014.

CHARIETTA LYNETTE HILL

**STATE OF** Texas

**COUNTY OF** Harris

Personally appeared before me, a Notary Public of said County and State, CHARIETTA LYNETTE HILL, the within named Grantor(s), 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 27th day of March, 2014.

Notary Public

My Commission Expires: 10-21-2015

DEBORAH D. YANEZ
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
10-21-2015

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).