retrn **BANKERS TITLE**
3310 West End Ave., Suite 410
Nashville, Tennessee 37203

NEW OWNER:

Reed C. Dunn
Ashley N. Dubler
1816 Beech Avenue
Nashville, TN 37203

SEND TAX BILLS TO:

~~New Owner~~

NAVY Federal Credit Union
820 Follin Ln
Vienna, VA 22180

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0228

Map 105-6
parcel 29.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140024603 DEEDWARR
Recvd: 04/11/14 10:13 2 pgs
Fees:13.00 Taxes:1628.00
20140411-0030429

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Forty Thousand and 00/100 Dollars ($440,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SAMUEL A. REED** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **REED C. DUNN AND ASHLEY N. DUBLER** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 6 on the Map of Waverly Place, as of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the easterly side of Beech Avenue and runs back between parallel lines 180 feet on the northerly side and 178.5 feet, more or less, to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Samuel A. Reed, unmarried, by Warranty Deed from Jeffrey A. Corle, dated May 21, 2007, and of record as Instrument No. 20070524-0061934, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1816 Beech Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 1st day of April, 2014.

SAMUEL A. REED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SAMUEL A. REED, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 1st day of April, 2014.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ 440,000.00 .

AFFIANT

Sworn to and subscribed to before me 1 day of April, 2014.

My commission expires: 1-4-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN