BILL GARRETT, Davidson County
Trans:T20140026990 DEEDWARR
Recvd: 04/22/14 08:41 2 pgs
Fees:13.00 Taxes:702.63
20140422-0033327

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$189,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF April, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ithamar Diaz Emily Colon Diaz 2514 Meadowood Drive Nashville, TN 37214	New Owner	Map/ Parcel 08404001700

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 acknowledged, we,

Doug Reed aka Douglas L. Reed, Jr., unmarried, Donna Hooper, married, Pat Swafford, married, and Martha White, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ithamar Diaz and Emily Colon Diaz, Husband and Wife

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. 32, on the Plan of Section I, McGavock Heights, as of record in Book 2330, Page 70, Register's Office for said County, as follows:

Beginning at a point in the northerly margin of Meadowood Drive, the common corner of Lots No 32 and 33; thence with the line between said two lots, northerly 173 feet to a point; thence South 85° 14' East 148.9 feet to a point in the westerly margin of Crestdale Drive; thence southerly with the margin of said Drive, 148 feet to a point, the beginning of a curve; thence around said curve having a radius of 25 feet, in a southwesterly direction 39.27 feet to a point in the northerly margin of said Meadowood Drive; thence westerly with the margin of said Drive, 123.9 feet to the beginning.

Being the same property conveyed to Douglas L. Reed and wife, Mary J. Reed by Deed from Old South Development Corporation, A Tennessee Corporation dated 7/22/1983 of record in Book 3578, Page 423, Register's Office for Davidson County, Tennessee. Douglas L. Reed died 10/21/1998, leaving property vested in Mary J. Reed as surviving tenant by the entirety. Mary J. Reed died testate 7/11/2013 vesting title in Doug Reed, Donna Hooper, Pat Swafford and Martha White, as devisees under the will of Mary Eleanor Jones Reed, Probate Case No. 14P217, Probate Division, Davidson County, Tennessee. Doug Reed and Douglas L. Reed, Jr. are one and the same person.

This property is not nor has ever been the principal residence of the spouses of the Grantor's herein.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 2330, Page 70, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2514 Meadowood Drive, Nashville, TN 37214**
(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 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 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 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 our hand(s) this 16th day of April, 2014.

Doug Reed

Donna Hooper

Pat Swafford

Martha White

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Doug Reed, Donna Hooper, Pat Swafford and Martha White, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076