WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140036223 DEEDWARR
Recvd: 05/23/14 09:55 2 pgs
Fees:13.00 Taxes:370.00
20140523-0044572

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00.

Affiant

Subscribed and sworn to before me, this the 22 day of May, 2014.

Notary Public

My Commission Expires: May 8 2018
(Affix Seal)

CATHERINE H. BERRY
STATE OF TENNESSEE
NOTARY PUBLIC
EXP. May 08, 2018
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey J. Reed (NAME)	Same (NAME)	141-12-OB-094.00
7173 Bay Cove Trail (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (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, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, Melissa A. Donepp, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Geoffrey J. Reed, hereinafter called the Grantee, his 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. 106 on the Plan of Southampton Phase 5 of record in Book 6900, page 217, Register's Office for said County, to which plan reference is hereby made fora more complete description thereof.

Being the same property described in a conveyance from Irene J. Kenigson to Geoffrey J. Reed and Melissa A. Donepp, by Warranty Deed recorded January 4, 2010 in Instrument Number 201001040000279, Register's Office, Davidson County, Tennessee.

This is improved property known as: 7173 Bay Cove Trail, Nashville, Tennessee 37221.

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IT IS EXPRESSLY UNDERSTOOD BY THE PARTIES THAT THE PREPARER OF THIS DOCUMENT HAS NOT RENDERED A TITLE OPINION.

IN WITNESS WHEREOF, the grantor has hereunto affixed her signature on this the 21 day of May, 2014.

Melissa A. Donepp
MELISSA A. DONEPP

STATE OF TN

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Melissa A. Donepp, the bargainor, with whom I am personally acquanted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 21st day of May, 2014.

Notary Public

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: Dec 6, 2016

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEED'S OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION AND/OR REFERENCES.