WARRANTY DEED

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
[illegible] END AVE.
[illegible] 37203

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $668,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward P. Reed	Same as new owner	158-03-0-015.00
(NAME)	(NAME)	
2004 Cromwell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140037451 DEEDWARR
Recvd: 05/29/14 11:20 2 pgs
Fees:13.00 Taxes:2471.60
20140529-0046159

FOR AND 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, J. PATRICK MCKENNON AND WIFE, KATHRYN C. MCKENNON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD P. REED AND WIFE, ROXANA REED, 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(s) 60, as shown on the map entitled Hillsboro Park Section II, of record in Plat Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 60 fronts 163.0 feet on the northeasterly margin of Cromwell Drive and contains five sides, measuring 252.0 feet on the northwesterly side, 231.0 feet on the southeasterly side, 124.2 feet on the northerly side, and 156.7 feet on the easterly side.

Being the same property conveyed to JOHN PATRICK MCKENNON AND WIFE, KATHRYN C. MCKENNON, by deed from STEVEN GREGG HUBBARD, UNMARRIED, of record as Instrument No. 20020618-0073601, dated June 17, 2002, said Register's Office. Then being further conveyed to GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed from JOHN PATRICK MCKENNON AND WIFE, KATHRYN C. MCKENNON, of record as Instrument No. 20100127-0006861, dated January 22, 2010, said Register's Office. Being further conveyed to J. PATRICK MCKENNON AND KATHRYN C. MCKENNON, HUSBAND AND WIFE, by deed from GTC PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP of record in Instrument No. 20120926-0087839, dated September 13, 2012, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Hillsboro Park Section II, of record in Plat Book 2331, pages 61 and 62, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2004 Cromwell Drive, Nashville, TN 37215

(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 hands this 27th day of May, 2014.

J. Patrick McKennon

Kathryn C. McKennon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Patrick McKennon and wife, Kathryn C. McKennon, the within named bargainors, with whom I am personally acquainted (or 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 and official seal at office, this 27th day of May, 2014.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/6/18