BILL GARRETT, Davidson County
Trans:T20140045114 DEEDWARR
Recvd: 06/25/14 13:15 2 pgs
Fees:13.00 Taxes:203.50

20140625-0055589



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2014

Notary Public

My commission expires: 8/03/16

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GRADY WILKES	**PEOPLES HOME EQUITY, INC.**	**051150A07500CO**
420 WALTON LN., APT M75	**5205 MARYLAND WAY, STE 100**	
MADISON, TN 37115	Brentwood ~~BRENTWOOD~~, TN 37027	

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,

SHARON K. REED, MARRIED

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

GRADY L. WILKES, AN UNMARRIED MAN

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:

BEING UNIT NO. M-75 AS SHOWN ON THE PLAT OF QUAIL CREEK CONDOMINIUMS, OF RECORD IN BOOK 6328, PAGES 89-90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE QUAIL CREEK HOMEOWNER'S ASSOCIATION, ALL AS DESCRIBED IN BOOK 6328, PAGE 44, ET SEQ., SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO SHARON K. REED, A MARRIED WOMAN AND ANTHONY L. PLUMMER, A SINGLE MAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM ELIZABETH C. BENTON, UNMARRIED, DATED 04/27/2006 AND RECORDED ON 05/03/2006 IN INSTRUMENT NUMBER 20060503-0051545, SAID REGISTER'S OFFICE.

BEING FURTHER THE SAME PROPERTY CONVEYED TO SHARON K. REED, BY QUITCLAIM DEED FROM ANTHONY L. PLUMMER, DATED 07/09/2012 AND RECORDED ON 07/10/2012 IN INSTRUMENT NUMBER 20120710-0060540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARK K. REED JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE PROPERTY.

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 420 WALTON LN., APT M75, 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 23rd day of June, 2014.

Sharon K. Reed
SHARON K. REED

Mark K. Reed
MARK K. REED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SHARON K. REED AND MARK K. REED, 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 23rd day of June, 2014.

Notary Public

My Commission Expires: 5/3/2016

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016