BILL GARRETT, Davidson County
Trans:T20140045747 DEEDWARR
Recvd: 06/27/14 09:21 2 pgs
Fees:13.00 Taxes:447.70
20140627-0056310

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
LuAnn Reid
2420 Vale Lane
Nashville, TN 37214

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 073-12-0
PARCEL 81.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Douglas C. Stallings, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LuAnn Reid, a single woman,** 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. 133 on the Revised Plan of Section I, Sunset View, of record in Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fronts 105 feet on the north side of Vale Lane and runs back 270.1 feet on the West tine and 275 feet on the east line to a dead line in the rear, measuring 105 feet thereon.

Being the same property conveyed to Douglas C. Stallings and wife, Elizabeth Stallings by Deed from Philip N. Brownstein, as Federal Housing Commissioner, dated September 1, 1965, filed for record in Book 3933, Page 166, Register's Office for Davidson County, Tennessee. Elizabeth Stallings deceased October 12, 2003.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record , if any, easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2663, Page 27-28, Register's Office, Davidson, County, Tennessee.

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2420 Vale Lane Nashville, TN 37214.**

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 24th day of June, 2014.

Douglas C. Stallings

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Douglas C. Stallings, widow, the bargainor(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 and official seal this 24th day of June, 2014.

NOTARY PUBLIC

WILSON COUNTY * STATE OF TENNESSEE NOTARY PUBLIC * DEAN ROBINSON

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $121,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of June, 2014.

NOTARY PUBLIC

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

My Commission Expires: 3/6/18