BILL GARRETT, Davidson County
Trans:T20140047868 DEEDWARR
Recvd: 07/03/14 14:58 2 pgs
Fees:13.00 Taxes:777.00

20140703-0059086

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0244HV

STATE OF TENNESSEE
COUNTY OF Sumner

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Lisa Lynn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of July, 2014.

Kim Gillespie
Notary Public
Commission Expires: 10-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kyle L. Reed 5008 Marchant Drive Nashville, TN 37211	SWBC Mortgage Corporation P.O. Box 202028 Florence, SC 28502-2028	147-09-0-037.00

WARRANTY DEED

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, I/WE,

Diana Sue Fraser, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle L. Reed and Ginny E. Reed, 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. 107 on the plan of Crievewood, of record in Book 2331, Page 99, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Diana Sue Fraser, unmarried, by Warranty Deed from Robert Daniel Huitt, Jr. and wife, Elizabeth Ann Thompson, dated 2/28/92 and recorded 3/5/92 in Book 8567, Page 356, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5008 Marchant Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of July, 2014.

Diana Sue Fraser

Diana Sue Fraser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Diana Sue Fraser** 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 at Brentwood, Tennessee this 1st day of July, 2014.



(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16