WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050617 DEEDWARR
Recvd: 07/15/14 12:31 2 pgs
Fees:13.00 Taxes:2700.63

20140715-0062378

R-VRES-14-815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,900.00.

Codasta Thomas
Affiant

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

Jessica N Brooks
Notary Public

MY COMMISSION EXPIRES: 10-13-17
(AFFIX SEAL)

JESSICA N BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samuel A. Reed and Micaela England	New owner	
(NAME)	(NAME)	**118-1-419.00**
815 Halcyon Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MAURICE A. LALIBERTE, UNMARRIED, AND KEVIN A. BRENNAN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAMUEL A. REED AND MICAELA ENGLAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of the W.D. Gale Land described according to a survey thereof, made February 4, 1915, by John Wilkes, Civil Engineer as follows:

Beginning at a point in the Southeast intersection of Halcyon Avenue and 9th Avenue South; thence, Eastwardly along the South margin of Halcyon Avenue 75 feet to a point; thence, Southwardly parallel to 9th Avenue South 142 feet 3 inches to the North margin to an alley; thence, with same Westwardly 75 feet to the East margin of 9th Avenue South; thence, with the margin of said Avenue Northwardly 140 feet 6 inches to the point of Beginning.

Being the same property conveyed to Maurice A. Laliberte, an unmarried man, and Kevin A. Brennan, an unmarried man, as tenants in common with right of survivorship by Warranty Deed from William D. Wethern, married, recorded on the 13th day of August, 2008 in Instrument No. 20080813-0083365, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **815 Halcyon Avenue, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF JUNE, 2014.

Maurice A. Laliberte by John Gleaves as Attorney in Fact

Kevin A. Brennan by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MAURICE A. LALIBERTE AND KEVIN A. BRENNAN, and who acknowledged he/she/they executed the same as the free act and deed of the said MAURICE A. LALIBERTE AND KEVIN A. BRENNAN.

Witness my hand and official seal, this the 27th of June, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212