This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 150090161.00

Davidson County DEEDWARR
Recvd: 07/29/14 15:00 3 pgs
Fees:18.00 Taxes:427.35
20140729-0067471

NAME & ADDRESS OF NEW OWNER:
Rachel Thorneberry
3012 Cedarcliff Ct.
Antioch, TN 37013

SEND TAX BILLS TO:
Midlemen+Mortgage LLC
841 Seahawk Cir.
~~Virginia Beach~~
VA
23452

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JUNIOR CHARLES REED, A WIDOWER,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **RACHEL THORNEBERRY** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

↓ an unmarried woman

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 89, Phase II, on the plan of Forest View Park, Section V, according to plat and survey of same appearing of record in Plat Book 6250, page 458, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Junior Charles Reed and wife, Kathy M. Reed, by Warranty Deed from Larry Stephen Forrest and wife, Leslie Dawn Forrest, dated November 29, 1993, appearing of record in Deed Book 9173, page 890, of the Register's Office of Davidson County, Tennessee. The said Kathy M. Reed having since died on March 2, 2014, leaving Junior Charles Reed the surviving tenant by the entireity.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 6250, page 458; Restrictive Covenants of record in Deed Book 6569, page 290, and Deed Book 6569, page 294,; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3012 Cedarcliff Ct., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25 day of JULY, 2014.

Junior Charles Reed by Kimberly Diane Gibson attorney in fact

Junior Charles Reed by Kimberly Diane Gibson, attorney in fact

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Kimberly Diane Gibson**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained in behalf of **Junior Charles Reed**, one of the within bargainors, and acknowledged that she executed the same as the free act and deed of the said **Junior Charles Reed** and for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same **Junior Charles Reed**, and of record in Instrument Number 20140729-0067470, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 25 day of JULY, 2014.

Patricia M. Hurtt
NOTARY PUBLIC

My Commission Expires: 6/18/17

PATRICIA M. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angela Gibson
AFFIANT

Sworn to and subscribed before me this 28th day of July, 2014.

Hilary Mohsenzadeh
NOTARY PUBLIC

My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).