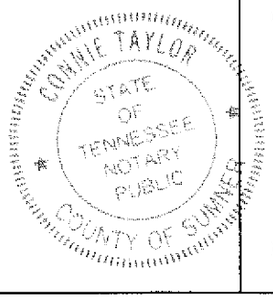
# WARRANTY DEED

File #14043




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Jessica Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/04/14 07:50 3 pgs
Fees:18.00 Taxes:836.20
**20140804-0069347**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Taylor R. Hendon | New Owner | -132-16-0-011.00 |
| (NAME) | (NAME) | |
| 4713 Timberhill Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Scott D. Reed, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor R. Hendon and Taylor G. Hendon, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 784 on the Plan of Section Thirteen, Caldwell Hall of record in Plat Book 3300, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott D. Reed, a married man by deed from Jose Londono and wife, Stacey Jo Weber of record in Instrument No. 20140928-0088710 Register's Office for Davidson County, Tennessee, dated September 13, 2014 and recorded on September 28, 2014.

Frances Reed, wife of Scott D. Reed, joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest, marital or otherwise, in and to subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record and the current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

unimproved ☐
This is improved ☒ property, known as 4713 Timberhill Court, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of July, 2014.

Scott D. Reed by

Scott D. Reed

By: Frances Reed, his attorney in fact

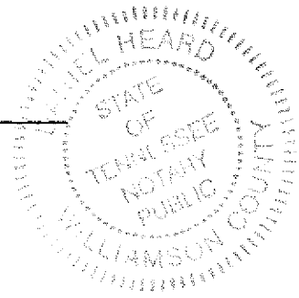
Frances Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2014, before me personally appeared Frances Reed, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of pursuant to a Specific Limited Power of Attorney dated July 22, 2014 and filed of record in Instrument NO. _____, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Scott D. Reed, as his attorney in fact.

Witness my hand and seal this 30th day of July, 2014.

Notary Public




My Commission Expires:

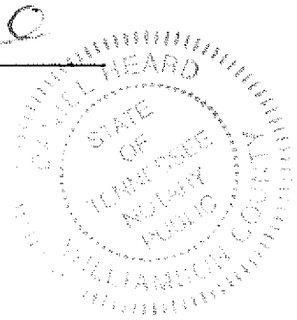
9-5-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Frances Reed, the bargainor, 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.

Witness my hand and seal this 30th day of July, 2014.

Notary Public




My Commission Expires:

9-5-2016

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

# True Copy Certification

I, Daniel Heard, do hereby make oath that I am a licensed 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, Connie Taylor, a notary public for this county and state, Daniel Heard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

Notary Seal

