WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/14 14:48 2 pgs
Fees:13.00 Taxes:506.53
20140827-0078328

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,600.00.

Polly E Jarrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2014.

Ashley Bouslog
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/19/18

Ashley Bouslog State of Tennessee Notary Public Williamson County

ADDRESS OF NEW OWNER:
Jordan M. Reed
5946 Colchester Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Jordan M Reed
5946 Colchester Dr
Hermitage TN 37076

PARCEL:
087 05 0A 058.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RILEY N. FITZPATRICK AND WIFE, TIFFANIE L. FITZPATRICK**, HEREINAFTER CALLED THE GRANTOR, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **JORDAN M. REED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lots No. 111 on the on the Plan of Farmingham Woods, Section I, Phase II, of record in Book 7900, page 306, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description. (Legal description taken from prior deed.)

Being the same real estate conveyed to Riley N. Fitzpatrick and wife, Tiffanie L. Fitzpatrick by deed dated August 17, 2005 and filed for record August 2, 2005 in Instrument No.20050822-0099402, in the Register's Office of Davidson County, Tennessee.

This is **improved** X property known as 5946 Colchester Drive, Hermitage, TN 37076
unimproved _____ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEE**, his heirs and assigns forever; and we do covenant with the said Grantee 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 except for (1) the lien of the 2014 real property taxes which shall be prorated and assumed by the Grantee herein; (2) easements, restrictions, and building setback lines of record in Plat Book 7900, page 306, in the Register's Office of Davidson County, Tennessee; (3) easement of record in Book 5109, page 445, in said Register's Office; (4) restrictive covenants contained in Book 8238, page 176 and as amended in Book 8351, page 533, supplemented in Book 8423, page 784, re-recorded in Book 8424, page 426, and as amended in Book 8447, page 835, in said Register's Office; and, we do further covenant and bind ourselves, our 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 25th day of August, 2014.

RILEY N. FITZPATRICK

TIFFANIE L. FITZPATRICK

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Polly E. Lavit, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RILEY N. FITZPATRICK and wife, TIFFANIE L. FITZPATRICK, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 25 day of August, 2014.

Polly E Lavit
Notary Public

My Commission Expires: 5/8/18

Polly E. Lavit
State of Tennessee Notary Public
Davidson County

True Copy Certification

I, Polly Lavit, 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.

Polly Lavit
Signature

State of Tennessee
County of Davidson

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

Ashley Bouslog
Notary Signature

My Commission Expires: 2/19/18

Ashley Bouslog
State of Tennessee Notary Public
Williamson County