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STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 2014.

Notary Public
MY COMMISSION EXPIRES: 5/8/17
File No. 14-0046D

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20140080554 DEEDWARR
Recvd: 10/27/14 09:09 2 pgs
Fees:13.00 Taxes:810.30
20141027-0098586

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	Endeavor America Loan Services	
Douglas A. Reid (NAME)	(NAME)	8-161 and 8-160
3645 Baxter Road (STREET ADDRESS)	135 Maxess Road (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Edward E. Sadeckas and Ruth E. Sadeckas, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas A. Reid and Sally Reid, 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:

Parcel No. 1
Being land in the 2nd Civil District of Davidson County, Tennessee, and being described as follows: Beginning at an iron pin in the centerline of Baxter Road, said iron pin located South 84°38' East 680.0 feet from the intersection of the centerline of Birdwell Road with the center-line of Baxter Road; said point being the northeast corner of the property conveyed to Laymond Tackett and wife, Dana Larie Tackett, by deed from David M. Regen and wife, Lieselotte W. Regen, of record in Book 5364, page 963, Register's Office for Davidson County, Tennessee; thence with the centerline of Baxter Road, South 84°38' East 99.4 feet to a spike; thence, continuing with said centerline, South 86°08' East 100.0 feet to a point, said point being the northwest corner of the property conveyed to John K. Meriwether and wife, Mai Dean Meriwether, by deed from Alice T. Baxter of record in Book 4772, page 860, of the Register's Office for Davidson County, Tennessee; thence South 2°46' West 435.56 feet to a point; thence North 86°08' West 200.0 feet to a point in Tackett's easterly boundary; thence, with Tackett's easterly boundary North 2°46' East 436.16 feet to the point of beginning, containing 2.0 acres, more or less.
Parcel No. 2
Being land in the 2nd Civil District of Davidson County, Tennessee, and being described as follows: Beginning at a point in the easterly margin of the property conveyed to Laymond Tackett and wife, Dana Larie Tackett, by deed from David M. Regen and wife, Lieselotte W. Regen, of record in Book 5364, page 963, Register's Office for Davidson County, Tennessee, said point being South 2°46' West 436.16 feet from a spike in the centerline of Baxter Road, thence S 86°08' East 200 feet to a point; thence South 2°46' West 653.53 feet to an iron pin; thence North 86°08' West 200.00 feet to an iron pin, thence North 2°46' East 653.53 feet to the point of beginning, containing 3 acres, more or less.

BEING the same property conveyed to Edward E. Sadeckas and wife, Ruth E. Sadeckas from David L. Howell and wife, Betty P. Howell, by Deed dated October 10, 1985, in Book 6693, Page 197, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Edward E. Sadeckas is signed by his duly appointed Attorney-in-fact Ruth Sadeckas, pursuant to the Power of Attorney recorded in Instrument # 20141027.0098585, said Register's Office.
Edward E. Sadeckas and Edward Sadeckas is one and the same person. Ruth E. Sadeckas and Ruth Sadeckas is one and the same person.
This is improved property, known as 3645 Baxter Road, Joelton, TN 37080.

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. Whenever 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 29th day of September, 2014.

EDWARD E. SADECKAS

By: Edward E. Sadeckas by Ruth A. Sadeckas POA. September 29, 2014
Ruth Sadeckas, Attorney-in-Fact Date

Ruth E. Sadeckas September 29, 2014
Ruth E. Sadeckas Date

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 Ruth E. Sadeckas, the bargainor(s), 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, this 29th day of September, 2014.

My Commission Expires: 8/27/18

Notary Public

SUMNER COUNTY TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ruth Sadeckas, Attorney-in-Fact for Edward E. Sadeckas, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of September, 2014.

My Commission Expires: 8/27/18

Notary Public

SUMNER COUNTY TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066