BILL GARRETT, Davidson County
Trans:T20140089446 DEEDWARR
Recvd: 12/01/14 08:22 2 pgs
Fees:13.00 Taxes:301.55
20141201-0109494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 81,500.00

Colleen P. Waldron
Affiant

Subscribed and sworn to before me, this 21st day of November, 2014.

Beverly Parham
Notary Public

My Commission expires: 11-13-18

BEVERLY PARHAM NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
COLLEEN P WALDRON	**Primary Residential Mortgage,**	**14708021400**
104 LANE WOOD CT	**1480 North 2200 West**	
NASHVILLE, TN 37211	**Salt Lake City, UT 84116**	

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 HEREBY ACKNOWLEDGE, WE,

CHARLES E. REED, SR., unmarried and JEAN H. REED, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

COLLEEN P WALDRON, A SINGLE WOMAN

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Lot No. 39 on the Plan of Section 4, Beverly,Heights, of record in Book 5200, page 263, Register's Office for said County.

Said Lot No. 39 fronts 61.22 feet on the Southerly margin of Lane Wood Court and extends back 108.22 feet on the easterly line and 72.90 feet on the westerly line to a broken line in the rear, measuring 78.05 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO JEAN H. REED AND CHARLES E. REED, SR., BY QUITCLAIM DEED FROM JEAN H. REED, CONVEY A ONE-HALF UNDIVIDED INTEREST, DATED 10/16/2006 AND RECORDED ON 10/17/2006 IN INSTRUMENT NUMBER 20061017-0128954, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 104 LANE WOOD CT, NASHVILLE, TN 37211.

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 in 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/our hand(s) this 21st day of November, 2014.

Charles E. Reed Sr. 11/21/14
CHARLES E. REED, SR.

Jean H. Reed 11/21/14
JEAN H. REED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHARLES E. REED, SR. and JEAN H. REED, the within named Grantor(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, at office, this 21st day of November, 2014.

Elizabeth Maison
Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY