WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$375,000.00**

Affiant

Subscribed and sworn to before me this 10th day of December, 2014

Notary Public
My Commission expires: 6.26.16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lee Bearden	New Owner	103-08-0-244.00
3903 Cambridge Avenue		
Nashville, TN 37205		

Davidson County DEEDWARR
Recvd: 12/10/14 16:17 3 pgs
Fees:18.00 Taxes:1387.50
20141210-0113250

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bruce Reed,, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lee Bearden, unmarried,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 7, Block H on the plan of Cherokee Park Second Section, of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bruce Reed, by deed from William Jackson Goff and wife, Deborah L. Riat, on August 28, 2001, of record in Instrument Number 20010910-0097685, Register's Office for Davidson County, Tennessee.

Vickie Reed joins in this conveyance to convey any and all marital interest she may have in and to said property.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 175 and 176, Register's Office Davidson County, Tennessee.

This is improved property known as: **3903 Cambridge Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 10, 2014.

Bruce Reed

Vickie Reed
by Bruce Reed as Attorney in Fact

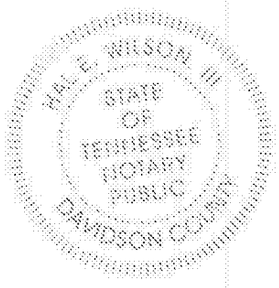
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bruce Reed** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 10, 2014

My commission expires 7/6/15

Notary Public



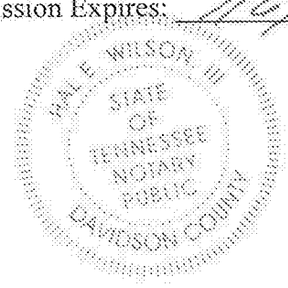
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Bruce Reed, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Vickie Reed, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Vickie Reed, the bargainor(s), by the said Bruce Reed, as Attorney-in-Fact.

WITNESS my hand and seal, this 10th day of December, 2014.

NOTARY PUBLIC My Commission Expires: 7/6/15



True Copy Certification

I, Dora Mobley, 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 TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

