WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/15 08:29 2 pgs
Fees:13.00 Taxes:777.00
20150210-0012065

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$210,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of Feb, 2015.

Notary Public
My Commission expires: 11-5-2018
(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:
Andy Neuman	SAME	117-03-0-017.00
2515 Nolensville Pike		
Nashville, TN 37211		

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, **Robert Gail Reed,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Neuman,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the south 60 feet of the North 110 feet of Lot No. 10 on the Map of Belair, as of record in Book 332, page 6, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said lot fronts 60 feet on the easterly side of 27th Avenue South and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Thomas J. Reed and Edna J. Reed, by deed from , on July 20, 2055, of record in Book 2441, page 629, Register's Office for Davidson County, Tennessee. Thomas J. Reed having died on February 12, 1968, leaving said property to Edna J. Reed by right of survivorship. Edna J. Reed died intestate on November 22, 1996 leaving property to her son and sole heir-at -law, Robert Gail Reed. Affidavit of Heirship being of record in Instrument Number 20140227-00171143 and Instrument Number 20140227-0017114, said Register's Office.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 332, page 6, Register's Office Davidson County, Tennessee.

This is improved property known as: **2812 27th Avenue S., Nashville, TN 37212**

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 February 4, 2015.

Robert Gail Reed

Robert Gail Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Gail 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 February 4, 2015

My commission expires 7/6/15

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY