THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20150020670 DEEDWARR Recvd: 03/20/15 15:49 2 pgs Fees:13.00 Taxes:873.20 20150320-0024418	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $236,000.00 Affiant Subscribed and sworn to before me, this 18th day of March 2015. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: David R. Plyler and Jacoby Knott 2736 Rosedale Pl Nashville, TN 37211	Send Tax Bills To: ~~New Owner~~ Suntrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	Tax Information: Tax Parcel ID No. 118-03-0-131.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD P. REED and ROXANA N. COJOCARU REED, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **DAVID R. PLYLER, unmarried, and JACOBY KNOTT, unmarried, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson, Tennessee, more particularly described below and incorporated herein by this reference ("Property");

Land in Davidson County, Tennessee, being Lot(s) 32, as shown on the map entitled Phase Two Rosedale Place, of record in Plat Book 11190, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EDWARD P. REED and wife, ROXANA N. COJOCARU REED, by deed from TIMOTHY ANDREW KAHL and wife, PAULA BELLE KAHL, of record in Instrument No. 20050504-0050025, dated May 2, 2005, said Register's Office.

This is improved property commonly known as: **2763 Rosedale Pl, Nashville, TN 37211**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 17 day of March, 2015.

Edward P Reed

EDWARD P. REED

Roxana N. Cojocaru Reed

ROXANA N. COJOCARU REED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **EDWARD P. REED and ROXANA N. COJOCARU REED**, the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor and that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of March, 2015.

Notary Public
My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MY COMMISSION EXPIRES
OCTOBER 14, 2015