Return To: 15-0110
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $138,500.00.

Affiant

Subscribed and sworn before me this the 27th day of March, 2015.

Notary Public
My commission expires:

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

BILL GARRETT, Davidson County
Trans:T20150024878 DEEDWARR
Recvd: 04/06/15 11:00 2 pgs
Fees:13.00 Taxes:512.45
20150406-0029445

# WARRANTY DEED

Address of New Owner:
Christopher Highsmith
1915 Seminole Drive
Nashville, TN 37211

Send Tax Bill to:
Pinnacle Bank
150 3rd Ave South St 900
Nashville, TN 37201

Tax Information:
10516001500

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DOROTHY ANN REED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER HIGHSMITH, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Two, Russwurm Heights of record in Plat Book 2083, Page 101, in the Register's Office for Davidson County, Tennessee. Said Lot No. 34 fronts 75 feet on the westerly margin of Seminole Avenue and runs back 181.2 feet on the northerly line and 147.9 feet on the southerly line, to a dead line, measuring 81.9 feet thereon.

Being the same property conveyed to Charles R. Reed and wife, Dorothy Ann Reed by installment deed from E. W. Buckner, single of record in Book 2743, page 590, Register's Office for Davidson County, Tennessee, dated 04/02/58 and recorded on 04/03/58.

The said Charles R Reed having since died April 28, 1997.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1915 Seminole Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of March, 2015.

Dorothy Ann Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dorothy Ann Reed, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2015.

My commission expires: 9/10/18

Notary Public

