NEW OWNER:

JEFFREY R. REED
544 BRADBURN VILLAGE CIRCLE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0206

Map & Parcel 164060B07600CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150025669 DEEDWARR
Recvd: 04/07/15 12:21 3 pgs
Fees:18.00 Taxes:414.40
20150407-0030439

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twelve Thousand and 00/100 Dollars ($112,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ERICA D. WARE, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JEFFREY R. REED**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 119 on the plan of The Townhomes of Bradburn Village Phase One, as shown on "Exhibit A-1" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20060816-0101099, as amended in Instrument No. 20070717-0084884, and as restated in Instrument No. 20070817-0098536, in the Register's Office for Davidson County, Tennessee, to which specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ERICA D. WARE by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated April 24, 2009, and of record in Instrument No. 20090430-0039454, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of 544 BRADBURN VILLAGE CIRCLE, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20060816-0101099, as amended in Instrument No. 20070717-0084884, and as restated in Instrument No. 20070817-0098536, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 2nd day of April, 2015.

ERICA D. WARE

STATE OF TEXAS

COUNTY OF BRAZORIA

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ERICA D. WARE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of April, 2015.

NOTARY PUBLIC

My commission expires: 03/31/2018

LEANNE D. ALVAREZ
Notary Public, State of Texas
My Commission Expires
March 31, 2018

****

The actual consideration or value, whichever is greater, for this transfer is **$112,000.00** .

AFFIANT

Sworn to and subscribed to before me this 2nd day of April, 2015.

NOTARY PUBLIC

My commission expires: 03/31/2018

LEANNE D. ALVAREZ
Notary Public, State of Texas
My Commission Expires
March 31, 2018