Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
15-4021

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.

BILL GARRETT, Davidson County
Trans: T20150033283 DEEDWARR
Recvd: 05/01/15 10:48 2 pgs
Fees: 13.00 Taxes: 1073.00
20150501-0039346

2 nL
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF April, 2015.

Notary Public

Commission Expiration: My Commission Expires March 20, 2018

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER:
Terry Wayne Reeves
4964 Stillwood Dr.
Nashville, TN 37220

SEND TAX BILLS TO:
Benchmark Home Loans
5160 Tennyson Pkwy, Ste 2000W
Plano, TX 75024

MAP-PARCEL:
14607009400

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Karen Snoddy Westbrooks and husband, Terry Wayne Reeves

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terry Wayne Reeves and Karen S. Westbrooks, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Crieve Hall Estates, Section One, Revised, as of record in Plat Book 1835, pages 122, 123 and 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Van Edward Westbrooks and wife, Karen Snoddy Westbrooks from Walter L. Hughes and Nancy Carolyn Hughes as Trustees of the Hughes Trust by deed dated 03/22/2012 filed for record on 03/23/2012 in Instrument No. 20120323-0024854, in the Register's Office for Davidson County, Tennessee.

The said Van Edward Westbrooks having since died on 05/01/2013 leaving Karen Snoddy Westbrooks as surving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

TWR
KSW

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 4964 Stillwood Drive, Nashville, TN 37220

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 and assigns forever; and I do covenant with the said GRANTEES that I am 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 29th day of April, 2015.

Karen Snoddy Westbrooks

Karen Snoddy Westbrooks

Terry Wayne Reeves

Terry Wayne Reeves

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Snoddy Westbrooks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, ~~Colorado~~ this 29 day of April, 2015.

Notary Public

Commission Expiration: My Commission Expires March 20, 2018

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terry Wayne Reeves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, ~~Colorado~~ this 29 day of April, 2015.

Notary Public

Commission Expiration: My Commission Expires March 20, 2018

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY