This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

BILL GARRETT, Davidson County
Trans:T20150038230 DEEDWARR
Recvd: 05/18/15 10:12 2 pgs
Fees:13.00 Taxes:444.00
20150518-0045289

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant
Sworn to and Subscribed before me on this the 15th day of May, 2015.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 11-5-2018

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Kevin G. Reed Chelsie Reed	Regions Bank d/b/a Regions Mortgage	106-13-0-115.00
2009 Hutton Drive	2050 Parkway Office Circle	
Nashville, TN 37210	Birmingham, AL 35244	

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, **Melvin L. Watts, a married person**, hereinafter called Grantor, has bargained and sold, and by these presents do transfer and convey unto **Kevin G. Reed and Chelsie Reed, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of No. 45, on the Plan of Section 1, Woodycrest, as of record in Book 1835, Page 25, Register's Office for said County.

Said Lot No. 45 fronts 110 feet on the southerly side of Hutton Drive, and runs back 125 feet on the westerly line and 169.5 feet on the easterly line, to a dead line, measuring 67.4 feet thereon,

Being the same property conveyed to Melvin L. Watts, his successors and assigns by Warranty Deed dated 03/09/2000 from Alan B. Hardcastle, unmarried of record in Instrument 200003150026736, Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed of record.

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 except for (1) 2015 Davidson County Taxes are a lien but not yet due and payable, and which have been prorated between the parties and will be paid by the Grantees in full when due; (2) Subject to any and all matters as recorded on a Plat of record in Book 1787, page 33 and Book 1835, page 25, Said Register's Office; (3) Subject to Restrictions of record in Book 1787, page 33, Said Register's Office; (4) Subject to Restrictions of Woodycrest, Section One, of record in Book 1907, page 02, Said Register's Office; (5) Subject to Clearance Permit Easement of record in Book 1065, page 231, said Register's Office; and (6) Subject to right-of-way for public road(s).

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

Rebecca Watts, wife of Melvin L. Watts, joins in this conveyance to convey to Grantees any and all rights that she has or may have in the subject property by virtue of her marriage to the said Melvin L. Watts.

Witness our hands this 15th day of May, 2015.

Melvin L. Watts **Rebecca Watts**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **Melvin L. Watts** and **Rebecca Watts**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2015.

NOTARY PUBLIC
My Commission expires: 9-21-15

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY