WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150038829 DEEDWARR
Recvd: 05/19/15 11:37 2 pgs
Fees: 13.00 Taxes: 1110.00

20150519-0046045

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Kathleen A Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONY B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Morris Lynn Reed	New Owner	160-16-OB-030.00
(NAME)	(NAME)	
6100 Brentwood Chase Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bernice Cox, unmarried and Deborah K. Bartholomew, unmarried as joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Morris Lynn Reed and Cheryl Henry Reed, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 30, Revision One, Section One, Brentwood Chase, R20 Residential PUD, as shown on plat of record in Plat Book 9700, Page 936-941, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Previous deed of record in deed Plat Book 97 was erroneous and correct plat is 9700.

Being the same property conveyed to Bernice Cox and Deborah K. Bartholomew, as joint tenants with right of survivorship by Warranty Deed from Orville E. Jones, dated 09/17/2010, in Instrument No. 20101006-0079978, in the Register's Office for Williamson County, Tennessee. The said Bernice Cox is also known and one and the same as Bernice A. Cox. The said Deborah K. Bartholomew was formerly known as and is one and the same as Deborah K. Kiser.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 9700, Page 936-941; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20000531-0053798, amended in in Instrument No. 200008310086366 and in Instrument No. 20150109-0002674; (3) Charter of Brentwood Chase Community Association of record in Instrument No. 20000524-0051842; (4) Easement of record in Book 8371, Page 320; (5) Permanent Easement for Drainage of record in Book 7902, Page 389; (6) Storm Water Detention Agreement of record in Book 11115, Page 281 and Book 11115, Page 286; (7) Quitclaim Deed to Brentwood Chase Community Association, Inc., a non-profit corporation of record in Instrument No. 20010208-0012529, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6100 Brentwood Chase Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 our hands this 18th day of May, 2015.

Bernice Cox By Deborah K Bartholomew
Attorney in Fact

Deborah K Bartholomew

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

File No.: 01288-25901
SMG TN Warranty Deed

BOX 10-A

Bernice Cox by Deborah Bartholomew,
Attorney in Fact

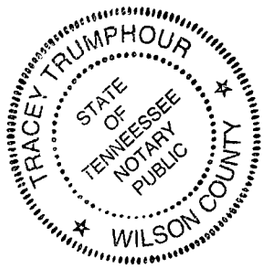
Deborah K. Bartholomew

State of Tennessee
County of Wilson

On this 18th day of May, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Deborah K. Bartholomew (formerly known as Deborah K. Kiser), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Bernice Cox (also known as Brenice A. Cox), and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20150518-0045294, Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal this 18th day of May, 2015.

Notary Public _____
My Commission Expires: 8.14.17

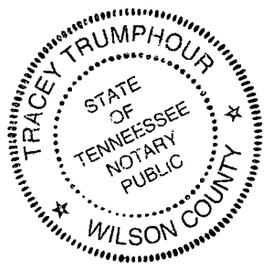


State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah K. Bartholomew the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of May, 2015.

Notary Public
My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122