Return To: 15-0254
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15054133

BILL GARRETT, Davidson County
Trans:T20150046844 DEEDWARR
Recvd: 06/12/15 13:51 2 pgs
Fees:13.00 Taxes:591.63
20150612-0055979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $159,900.00.

Affiant

Subscribed and sworn to before me, this 10th day of June 2015

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Benford, Jr. 3648 Burwick Place Antioch TN 37013-2549	~~New Owner~~ Community Trust Bank 1800 Hudson Lane Ste 2A Monroe, LA 71201	Tax Parcel ID No. 151-01-0-A-082.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brent Alexandre Reed and Tabitha Nickoal Reed, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Benford, Jr., an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 82, CHATHAM POINTE, as shown on plat of record in Plat Book 6900, Pages 444-447, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brent Alexandre Reed and wife, Tabitha Nickoal Reed by Warranty Deed from Tamara Washington, unmarried recorded on the 11th day of September, 2009 in Instrument No. 20090911-0085125, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHATHAM POINTE, as recorded in Plat Book 6900, Page(s) 444-447.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7358, Page 656, Book 7538, Page 792, Book 7599, Page 812, Book 8667, Page 381 and Book 8671, Page 772.

Terms and provisions of by-Laws recorded in Book 8679, Page 446.

Charter of Homeowners Association recorded in Book 7597, Page 977.

Easement for Flowage, recorded in Book 3891, Page 476.

Easement for the flow of the waters of the Percy Priest Lake, and the rights of the public therein.

Conveyance for Common Area recorded in Book 7683, Page 718.
Conveyance for Water/Sewer Services recorded in Book 7748, Page 440, Book 7748, Page 444 and Book 7748, Page 493.

This is improved property located at 3648 Burwick Place Antioch TN 37013-2549

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June 2015.

Brent Alexandre Reed

Tabitha Nickoal Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brent Alexandre Reed and Tabitha Nickoal Reed, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018