THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043917**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2015. Notary Public My Commission Expires:

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067 #9584

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Faust and Laura Faust 174 Woodmont Blvd Nashville TN 37205	First Citizen National Bank 200 West Court St Dyersburg TN 38024	Tax Parcel ID No. 11608001700

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, **Elizabeth Irene Reed, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Faust and Laura Faust, Husband and Wife**, ("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 *Part of Lot No. 109 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Plat Book 421, Page 100, Register's Office for said County. *the Northerly 50'

Said part of Lot 109 fronts 50 feet on the Northeasterly margin of Woodmont Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Elizabeth Irene Reed by Warranty Deed from Sara Rupp, a married woman, recorded on the 13th day of July, 2012 in Instrument No. 20120713-0061692, 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 KENNER-MANOR LAND COMPANY'S SECOND SUBDIVISION OF THE KENNER TRACT, as recorded in Plat Book 421, Page(s) 100.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3958, Page 176.

This is improved property located at 174 Woodmont Blvd Nashville TN 37205

BILL GARRETT, Davidson County
Trans:T20150053386 DEEDWARR
Recvd: 07/02/15 09:33 2 pgs
Fees:13.00 Taxes:1887.00
20150702-0064063

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 17th day of June, 2015.

Elizabeth Irene Reed by Kate Rosenthal
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Elizabeth Irene Reed, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of June 2015

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018