Davidson County DEEDWARR
Recvd: 08/06/15 13:34 3 pgs
Fees:18.00 Taxes:925.00
20150806-0078456

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of August, 2015.

Notary Public

Commission Expiration: 5/8/18

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Gary M. Reed and Jackie L. Reed<br>413 East Palestine Ave<br>Madison, TN 37115 | SAME AS NEW OWNER | -05205025200<br>-05205026000<br>-05205010100 |

## 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, **Raymond Matthew Carlisle and Sharon Juanita Carlisle, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary M. Reed and Jackie L. Reed, 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:

Property known as 413 East Palestine Ave Madison, TN 37115, County of Davidson

**Being a portion of Lot 8 on the plan of Steve Warren Subdivision, a plat of which is of record in Plat Book 6200, Page 89 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:**

**BEGINNING at an iron pin at the most southerly common corner of said Lot 8 and Lot 7 on said plan; thence, severing said Lot 8, North 54 degrees 31 minutes 43 seconds West 250.00 feet to a concrete monument; thence, continuing on the same line and the northerly boundary line of Aline P. Hallowes Resubdivision, of record in Plat Book 5190, Page 239 in said Register's Office, North 54 degrees 31 minutes 43 seconds West 260.00 feet to a concrete monument in the easterly boundary line of Red Bud Terrace, of record in Plat Book 843, Page 41 in said Register's Office; thence, with said easterly boundary line, North 35 degrees 45 minutes 00 seconds East 397.81 feet, passing through a witness monument at 307.46 feet, to the southerly boundary line of property owned by David Locke, of record in Deed Book 6773, Page 835 in said Register's Office; thence, with said southerly boundary line and continuing with the terminus of Denson Avenue and the southerly boundary line of the Revised Plan of Block "K", Power and Roth Subdivision, of record in Plat Book 843, Page 007 in said Register's Office, South 76 degrees 30 minutes 00 seconds East 215.00 feet; thence, with the southerly boundary line of said Revised Plan of Block "K", Power and Roth Subdivision, South 56 degrees 30 minutes 00 seconds East 111.75 feet; thence, with the common boundary line between said Lot 8 and said Lot 7, as follows: South 18 degrees 30 minutes 37 seconds East 245.58 feet, passing through a witness monument at 47.45 feet, to an iron pin, South 35 degrees 45 minutes 00 seconds West 337.68 feet to the BEGINNING containing 5.11 acres.**

Being the same property conveyed to Raymond Matthew Carlisle and wife, Sharon Juanita Carlisle by deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated November 14, 1994, recorded November 16, 1994, filed of record in Book 9522, Page 111, said Register's Office.

Tax Map and Parcel ID is as follows 05205026000

AND

Property known as 415 and 419 East Palestine Ave Madison, TN 37115, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 7 and Reserved Parcel "A" on the Plan of Steve Warren Subdivision of record in Plat Book 6200, Page 89, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Raymond Matthew Carlisle and wife, Sharon J. Carlisle by deed from Patricia Holsberry, dated November 16, 2007, recorded November 20, 2007, filed of record in Instrument No. 20071120-0135626, said Register's Office.

Tax Map and Parcel ID is as follows 05205025200 (415 E Palestine) and 05205010100 (419 E Palestine)

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

**This is improved property known as 413 East Palestine Ave, Madison, TN 37115 and 415 East Palestine Ave, Madison, TN 37115 and 419 East Palestine Ave, Madison, TN 37115**

**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 we do covenant with the said GRANTEES 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 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 3rd day of August, 2015.

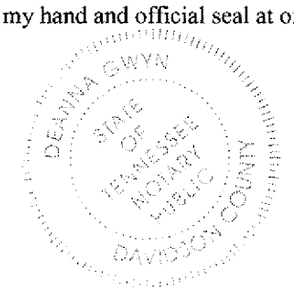
Raymond Matthew Carlisle

Sharon Juanita Carlisle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2015, before me personally appeared Raymond Matthew Carlisle and Sharon Juanita Carlisle, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of August, 2015.




Notary Public
Commission Expiration: 5/8/18

# True Copy Certification

I, **Kristian Short**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

**Kristian Short**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**Rita B Mitchell**

My Commission Expires: **1/5/2016**

