WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080875 DEEDWARR
Recvd: 09/23/15 09:30 2 pgs
Fees:13.00 Taxes:814.00
20150923-0096554

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

JoAnne B. Atwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert W. Atwood	ROBERT W. ATWOOD	129-15-0-040.00
(NAME)	(NAME)	
916 Percy Warner Blvd	8328 HIGHWAY 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	NASHVILLE, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Garnett Hugh Reid Sr., and wife and Carol Ketteman Reid**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert W. Atwood and wife, JoAnne B. Attwood**, 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:

A certain tract or parcel of land in Davidson County, State or Tennessee, described as follows: to-wit:

Being Lot Number 99, Section 1, on the plan of Warner Park Valley Subdivision, of record in Plat Book 3600, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to Restrictive Covenants of record in Book 3466, page 89, Book 3534, page 128, Book 3577, page 511, and Book 3702, page 465, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Being the same property conveyed to Garnett Hugh Reid, Sr. and wife, Carol Ketteman Reid by Warranty Deed dated 07/29/1988 from Thomas J. Barry and wife, Yolanda M. Barry filed for record on 08/03/1988 in Book 7616, Page 562, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 916 Percy Warner Blvd, Nashville, TN 37205
(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 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 our hands this 22nd day of September, 2015.

Garnett Hugh Reid Sr.

Carol Ketteman Reid

Garnett Hugh Reid Sr.

Carol Ketteman Reid

State of Tennessee

County of Davidson

On this 22nd day of September, 2015, before me, a Notary public in and for said County and State, personally appeared Garnett Hugh Reid, Sr. and Carol Ketteman Reid, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

My Commission Expires: 5-6-19