NEW OWNER:

Christian James Reid
Jessica Lynn Reid
2921 Chapelwood Drive
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

~~New Owner~~
PrimeLending
18111 Preston Rd #900
Dallas TX 75252
Map 086 Group 14-0-B Parcel 029.00CO

FILE NO: 15-1005

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150093804 DEEDWARR
Recvd: 11/03/15 14:54 2 pgs
Fees:13.00 Taxes:758.50
20151103-0112124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Five Thousand and 00/100 Dollars ($205,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RODGER MITCHELL**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CHRISTIAN JAMES REID AND JESSICA LYNN REID, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 151 on the plan of Fleetwood Subdivision, Phase One, and of record in Plat Book 6900, Page 465, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Rodger Mitchell, by Quitclaim Deed from Rodger Mitchell Properties, LLC, dated February 26, 2015, and of record Instrument No. 20150330-0026969, Register's Office for Davidson County, Tennessee. Also see Warranty Deed in Instrument No. 20140121-0005507.

This is IMPROVED property known as 2921 Chapelwood Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

G15-3025

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of **October, 2015**.

RODGER MITCHELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RODGER MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of **October, 2015**.

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 205,000.00 .

AFFIANT

Sworn to and subscribed to before me this 24 day of **October, 2015**.

NOTARY PUBLIC

My commission expires: 3-20-18

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY