BILL GARRETT, Davidson County
Trans:T20150105000 DEEDWARR
Recvd: 12/11/15 15:45 2 pgs
Fees:13.00 Taxes:673.40
20151211-0125047

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2256

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
AJ Investments 1505 Sevier Court Nashville, TN 37206	New Owner	072-11-0-178.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $182,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of December, 2015.

Notary Public

My Commission Expires: 8-23-2016
(Affix Seal)

ANNIE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Donald C Reid and wife, Theresa Y Reid,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **AJ Investments, a Tennessee Limited Liability Company,** 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Montgomery Heights, as of record in Book 332, page 47, 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 Donald C. Reid and wife, Theresa Y. Reid by Warranty Deed from Roosevelt Harding, Jr., Ronald Harding, Tommie C. Sweeney, Julia Mae Sawyers a/k/a Julia Mae Morrow, and the heirs-at-law of Roosevelt Harding, Sr., dated September 15, 1989, recorded October 2, 1989, of record in Book 7950, page 847, Register's Office for Davidson County, Tennessee. For further reference, see also Affidavit of Heirship and Indemnity Agreement of record in Book 7950, page 842, said Register's Office, and for further reference, see also Affidavit of Title Examination of record in Book 7950, page 844, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **1413 Monetta Avenue, Nashville, TN 37216**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 **8th** day of **December, 2015.**

GRANTOR(S)

Donald C Reid

Theresa Y Reid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Donald C Reid and Theresa Y Reid** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **8th** day of **December, 2015.**

Notary Public
My Commission Expires:

JESSICA L. ASHEVILLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016