BILL GARRETT, Davidson County
Trans:T20150105269 DEEDWARR
Recvd: 12/14/15 12:19 2 pgs
Fees:13.00 Taxes:801.05
20151214-0125353

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$216,500.00**

Barbara H. Tittle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2015.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD C. REID, SR., ET UX	**SAME**	**051-07-0-034.00**
(NAME) **1113 SAUNDERS AVENUE**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, HENRY E. TITTLE AND BARBARA H. TITTLE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD C. REID, SR. AND WIFE, THERESA Y. REID,** 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 the southerly part of Lot No. 29 on the plan of Section Four, Pleasant Acres, of record in Book 2133, page 121, Register's Office of Davidson County, Tennessee.

Said part of Lot 29 fronts 180 feet on the easterly side of Saunders Drive and runs back between lines, 319.94 feet on the southerly line and 316.5 feet on the northerly line, to a dead line in the rear on which it measures 161.81 feet.

Being the same property conveyed to Henry E. Tittle and wife, Barbara H. Tittle, from Ruth Hicks, a single woman, by deed dated February 13, 2009, of record in Instrument No. 20090217-0013306, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2133, page 121; Easement of record in Instrument No. 20000103-00000281; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

See Durable Power of Attorney of Henry E. Tittle, of record in Book 7371, page 51, said Register's Office.

****HENRY EDWARD TITTLE & HENRY E. TITTLE ARE ONE AND THE SAME PERSON****
****BARBARA J. TITTLE AND BARBARA H. TITTLE ARE ONE AND THE SAME PERSON****

Unimproved ( )
This is improved(X) property, known as **1113 SAUNDERS AVENUE, MADISON, TN 37115**
(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; 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 11th day of December, 2015.

Henry E. Tittle
By: Barbara H. Tittle, Attorney in fact
for Henry E. Tittle

HENRY E. TITTLE
By: Barbara H. Tittle, Attorney in Fact for Henry E. Tittle

Barbara H. Tittle

BARBARA H. TITTLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Barbara H. Tittle**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of December, 2015.

My Commission Expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2015, before me personally appeared Barbara H. Tittle, Attorney in Fact for Henry E. Tittle, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Henry E. Tittle, and who acknowledged that she executed the same as the free act and deed of Henry E. Tittle.

Witness my hand and official seal at office this 11th day of December, 2015.

My commission expires: **November 5, 2018**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON