BILL GARRETT, Davidson County
Trans: T20150110050 DEEDWARR
Recvd: 12/30/15 12:38 3 pgs
Fees: 18.00 Taxes: 666.00

20151230-0131109

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Zach Wright

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2015.

Susan Frensley Newton
Notary Public

MY COMMISSION EXPIRES: 9-11-17

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JAMES H. & AMY S. REED	Sun West Mortgage	051-00-0/017.00 & 051-00-0/199.00
(NAME) 800 OLD DUE WEST	(NAME) 18000 STUDEBAKER RD, SUITE 200	
(ADDRESS) MADISON, TN 37115	(ADDRESS) CERRITOS, CA 90703	
(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 CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, ANNE C. ALMAND, WIDOW, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES REED AND AMY REED, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND LYING IN THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

PARCEL 1:
BEGINNING AT A SPIKE IN THE CENTERLINE OF DUE WEST AVENUE, BEING THE COMMON CORNER OF THE CHESTNUT HILL APARTMENT'S PROPERTY AND BEING THE SOUTHEAST CORNER OF THE H.H. WINGETT PROPERTY OF RECORD IN BOOK 1645, PAGE 33, REGISTER FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE CENTERLINE OF DUE WEST AVENUE, N 73 DEGREES, 45' W, 200.00 FEET TO A SPIKE; THENCE N 07 DEGREES 00' W, 350.00 FEET TO AN IRON PIN; THENCE S 89 DEGREES 30' E, 200.00 FEET TO AN IRON PIN; THENCE S 04 DEGREES 55' E, 403.10 FEET TO THE POINT OF BEGINNING, CONTAINING 1.66 ACRES, MORE OR LESS.

INCLUDED BUT EXPRESSLY EXCLUDED IS THE RIGHT-OF-WAY OF DUE WEST AVENUE.

PARCEL 2:
BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE SOUTH BY THE REMAINING LAND OF THE H.H. WINGETT TRUST, BOUNDED ON THE WEST BY THE CECIL E. WEBB, ET UX PROPERTY, BOUNDED ON THE NORTH BY THE TERRY W. BURDETTE, ET UX PROPERTY, BOUNDED ON THE EAST BY THE J.T. ALMAND, ET UX PROPERTY AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY THORNTON & ASSOCIATES, INC., 1615 HAYNES MEADE CIRCLE, NASHVILLE, TN 37207, DATED 3-12-98.

BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF OLD DUE WEST AVENUE, SAID POINT BEING 1,557 FEET, MORE OR LESS, FROM THE WESTERLY MARGIN OF DUE WEST AVENUE;

THENCE A COMMON LINE WITH THE REMAINING LAND OF THE H.H. WINGETT TRUST, N 89 DEGREES 30' 00" W 477.09 FEET;

THENCE A COMMON LINE WITH THE CECIL E. WEBB, ET UX PROPERTY, N 01 DEGREES 54' 52 DEGREES E 358.49 FEET;

THENCE A COMMON LINE WITH THE TERRY W. BURDETTE, ET UX PROPERTY, S 89 DEGREES 30' 00" E 484.00 FEET;

THENCE A COMMON LINE WITH THE J.T. ALMAND, ET UX PROPERTY, SS 01 DEGREES 54' 42" E 323.64 FEET TO AN IRON PIN IN THE NORTHWESTERLY MARGIN OF OLD DUE WEST AVENUE;

THENCE WITH SAID MARGIN AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 97 DEGREES 58' 58", A RADIUS OF 26.00 FEET, A LENGTH OF 44.46 FEET, AND A CHORD BEARING AND DISTANCE OF S 49 DEGREES 06' 23" W 39.24 FEET;

THENCE, S 00 DEGREES 06' 54" W 9.07 FEET TO THE POINT OF BEGINNING, CONTAINING 4.059 ACRES, MORE OR LESS.

SUBJECT PARCEL IS ENCUMBERED BY A 300 FOOT WIDE SUB-SURFACE SEWAGE EASEMENT PARALLEL AND ADJACENT TO THE ENTIRE NORTHERLY BOUNDARY, CONTAINING 3.50 ACRES, MORE OR LESS

BEING A PORTION OF THE PROPERTY CONVEYED TO H.H. WINGETT AND WIFE, LULA RUTH WINGETT BY WARRANTY DEED FROM MALCOLM P. HARMON AND WIFE, EDNA M. HARMON, DATED 5/26/1948, OF RECORD IN BOOK 1627, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. ALSO SEE DEED OF CORRECTION OF RECORD IN BOOK 1636, PAGE 215, SAID REGISTER'S OFFICE. PROPERTY WAS THEN CONVEYED TO THE HUGH HENRY WINGETT TRUST BY QUITCLAIM DEED FROM H.H. WINGETT AND WIFE, LULA RUTH WINGETT, RECORDED 1/3/1995 OF RECORD IN BOOK 9560, PAGE 951, SAID REGISTER'S OFFICE. PROPERTY WAS THEN CONVEYED TO ANNE C. ALMAND BY QUITCLAIM DEED FROM H.H. WINGETT, A WIDOWER, A/K/A HUGH HENRY WINGETT, TRUSTEE OF THE HUGH HENRY WINGETT TRUST, DATED APRIL 22, 1998, OF RECORD IN BOOK 10897, PAGE 608, SAID REGISTER'S OFFICE.

BOTH PARCELS ARE NOW VESTED IN ANNE C. ALMAND BY QUITCLAIM DEED FROM ANNE C. ALMAND, DATED OCTOBER 31, 2015, OF RECORD IN INSTRUMENT NO. 20151102-0110896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. **2016 TAXES AND SUBSEQUENT YEARS.**
2. **PROPERTY IS SUBJECT TO WATER LINE EASEMENTS BETWEEN ADJOINING OWNERS IN BOOK 7331, PAGE 497, (ENCUMBERING) AND BOOK 731, PAGE 501 (APPURTENANT), SAID REGISTER'S OFFICE**
3. **PROPERTY IS SUBJECT TO WATER LINE EASEMENTS BETWEEN ADJOINING OWNERS IN BOOK 7331, PAGE 499 (ENCUMBERING) AND BOOK 7331, PAGE 501 (APPURTENANT), SAID REGISTER'S OFFICE.**
4. **PROPERTY IS SUBJECT TO A 300 FT. SUBSURFACE SEWAGE EASEMENT OF RECORD IN BOOK 6667, PAGE 863, SAID REGISTER'S OFFICE.**
5. **PROPERTY IS SUBJECT TO AN EASEMENT FOR A WATER MAIN TO MADISON SUBURBAN UTILITY DISTRICT IN INSTRUMENT NUMBER 20000703-0065924, SAID REGISTER'S OFFICE.**
6. **ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.**

This is improved property, known as 800 OLD DUE WEST, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and

that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 23rd day of Dec., 2015.

Anne C. Almand
ANNE C. ALMAND

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, ANNE C. ALMAND, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 23rd day of Dec., 2015.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/25/19

