# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150110402 DEEDWARR
Recvd: 12/31/15 10:54 2 pgs
Fees: 13.00 Taxes: 4070.00
20151231-0131507

RL-15-523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **James H. Reed, IV** | New Owner | |
| (NAME) | (NAME) | **116-14-0-094.00** |
| **523 Belle Meade Boulevard** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BARBARA M. DEWITT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES H. REED, IV,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 on the Revised Plan of a Portion of Lot 24 & 25 on the Plan of The First Belle Meade Subdivision of record in Plat Book 3300, Page 22, in the 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 Barbara M. DeWitt by Quitclaim deed from Ward DeWitt, Jr. of record in Instrument No. 20020606-0069247 Register's Office for Davidson County, Tennessee, dated June 4, 2002 and recorded on June 6, 2002. Ward DeWitt, Jr. joins in the conveyance of this instrument for the purpose of conveying any and all marital rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 22, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3284, Page 186, Book 3400, Page 419, and Instrument No. 20020606-0069247, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **523 Belle Meade Boulevard , Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF DECEMBER, 2015.

Barbara M. DeWitt

Barbara M. DeWitt

Ward DeWitt, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA M. DEWITT AND WARD DEWITT, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212