PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys

Attorneys at Law
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160002843 DEEDWARR
Recvd: 01/12/16 10:57 2 pgs
Fees:13.00 Taxes:2497.50
20160112-0003149

W & I Ref: (DM) Title No.: 58084
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James L. Reed Sue F. Reed 406 Charlesgate Court Nashville, TN 37215	Franklin Synergy Bank 733 Columbia Ave Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 117090C00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$675,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Suzanne T. Lewter, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James L. Reed and Sue F. Reed, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Burlington of record in Book 5200, pages 403, 404, 405 and 406, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Suzanne T. Lewter by Special Warranty Deed from Regions Bank, Trustee of the Kathryn Gail Millsbaugh Living Trust Established August 26, 1996, a fifty percent (50%) undivided interest and Regions Bank, Trustee of the Anna Margaret Millspaugh Living Trust Established August 26, 1999, a fifty percent (50%) undivided interest dated February 17, 2012 recorded on February 21, 2012, of record in Instrument No. 20120221-0014441, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, pages 403-406, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 5863, page 796, Book 6046, page 134, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 406 Charlesgate Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of December, 2015.

Suzanne T. Lewter

State of Tennessee

County of Davidson

On this 28th day of December, 2015, before me the undersigned authority, personally appeared Suzanne T. Lewter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $675,000.00.

Affiant

Sworn and subscribed before me this 28th day of December, 2015.

Notary

My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019