This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20160033614 DEEDWARR
Recvd: 04/25/16 10:08 2 pgs
Fees:13.00 Taxes:266.40
20160425-0039753

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel Reeder 842 Shun Pike Cottontown, TN 37048	Daniel Reeder 842 Shun Pike Cottontown, TN 37048	043090/152.00

THIS INDENTURE, made this 22nd day of April, 2016 between

Virginia J. Hedge aka Virginia Hedge, unmarried

of Macon County, Tennessee, hereinafter referred to as **Grantor**, and

Daniel Reeder, married

of Sumner County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 & 42 of Block "C" on the Plan of Woodlawn Estates, of record in Book 843, Page 82, said Register's Office for said County to which plat reference is hereby made for a more complete and accurate description. Said lots were joined as one parcel prior to the year 1949 and it is now known solely as Lot 42.

Being the same property conveyed to Cleo C. Hedge and wife, Virginia J. Hedge by Warranty Deed dated 11/15/48 from Clifton E. Corlew, unmarried of record in Book 1645, Page 616 and C.C. Hedge and wife, Virginia Hedge by Deed dated 10/15/49 from W.B. Lamberson, Jr. and wife, Eunice P. Lamberson of record in Book 1786, Page 13, Register's Office for Davidson County, Tennessee. Cleo C. Hedge and C.C. Hedge being one in the same person, now being deceased, having died on 6/14/96 leaving Virginia J. Hedge aka Virginia Hedge (one in the same person) as the sole heir.

This is (X) improved ( ) unimproved property known as: 220 Cumberland Ave. Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.
TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Virginia J. Hedge

Virginia J. Hedge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

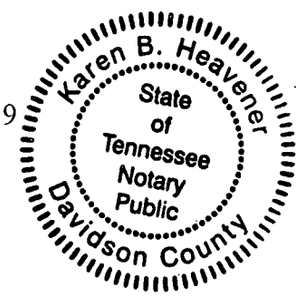
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Virginia J. Hedge, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 2nd day of April, 2016.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $72,000.00.

Virginia J. Hedge

Affiant

Sworn to and subscribed before me, this 2nd day of April, 2016.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

