WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-34869

File #16543

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9TH DAY OF NOVEMBER, 2016

Notary Public

MY COMMISSION EXPIRES: April 13, 2019

(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Old South Construction, LLC	New Owner	14411001000
(NAME)	(NAME)	
245 Noah Drive		
(ADDRESS)	(ADDRESS)	
Franklin TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160099192 DEEDWARR
Recvd: 11/09/16 11:38 2 pgs
Fees:13.00 Taxes:1739.00
20161109-0118569

FOR AND 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, I, **Stephanie M. Reed, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Old South Construction, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 lot No. 401 on the plan of Hillsboro Park, Section V, of record in Book 2663, page 45, and amended in Book 6659, page 176, Register's office for said county.

Said lot No. 401 fronts 266.3 feet on the southwesterly margin of Otter Creek Road and extends back 268.3 feet on the northwesterly line and 436.2 feet on the southeasterly line to a dead line in the rear, measuring 275.1 feet thereon.

Being the same property conveyed to Stephanie M. Reed by Quitclaim Deed from Walker Casey Reed dated November 07, 2011, of record in Instrument No. 20111110-0088060, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Stephanie M. Perry (Reed) by Quitclaim deed from Gregg J. Perry, of record in Book 8290, Page 680, Register's Office for Davidson County, Tennessee. Said deed is executed and delivered in compliance with orders of the Davidson County Circuit Court in case number 09D3300, styled Walker Casey Reed v. Stephanie M. Reed. Stephanie M. Reed, Stephanie M. Perry and Stephanie Marie Mouton Reed being one and the same person.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 2023 Otter Creek Road, Nashville, TN 37215
(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, 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 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.

Date of Deed: 11/4/2016

Witness my hand this 7th day of November, 2016.

Stephanie M. Reed

Stephanie M. Reed

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal, this 7th day of November, 2016.

GREG SUTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212