STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-6755D

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160104764 DEEDWARR
Recvd: 11/29/16 10:32 2 pgs
Fees:13.00 Taxes:351.50
20161129-0125015

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donald R. Reed and Shelia Reed, husband and wife (NAME)	(NAME)	050 15 0 200.00
316 Oakview Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, ~~Reginna~~ Regina RH **Hostler, Natalie Owsley, Mitzi Loggins and Melissa Ellis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald R. Reed and Shelia Reed, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot Number 20, SKYVIEW SUBDIVISION, Davidson County, Tennessee, of record in Plat Book 2331, pp. 54-55, Register's Office for said County.

BEING the same property conveyed to Maude Hazel Williams Burch from Harrell D. Ward, Sr., by Installment Deed dated March 2, 1982, in Book 6051, Page 101, in the Register's Office for Davidson County, Tennessee. The said Maude Hazel William Burch having since died testate on August 20, 2016. Pursuant to the Last Will and Testament of Maude Hazel William Burch and Codicil No. 1 of said Will probated under Case No. 16P1582 in the Circuit Court of Davidson County, Tennessee (Probate Division) the subject property is devised to Reginna Hostler, Natalie Owsley, Mitzi Loggins, and Melissa Ellis.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 54-55, Register's Office for Davidson County, Tennessee.

2. Easement as recorded in Book 5165, page 619, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 316 Oakview Drive, Nashville, TN 37207.

Melissa D. Ellis and Melissa Ellis are one in the same person.

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. Whenever 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 28th day of November, 2016.

RH Regina Hostler ~~Reginna~~ Hostler — November 28, 2016 Date

Natalie Owsley — November 28, 2016 Date

Mitzi Loggins — November 28, 2016 Date

Melissa D Ellis — November 28, 2016 Date
Melissa Ellis

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 ~~Reginna~~ Regina RH Hostler, Natalie Owsley, Mitzi Loggins and Melissa Ellis, 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 28th day of November, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066