WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160105485 DEEDWARR
Recvd: 11/30/16 15:19 2 pgs
Fees:13.00 Taxes:1446.70

20161130-0125799

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $391,000.00

Affiant

Subscribed and sworn to before me this 28 day of November, 2016.

Notary Public
My Commission expires 11-5-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Katherine S. Neigbors	New Owner	104-05-0-144.00
3707 Murphy Road		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hunter Reed and Kathryn Reed, husband and wife,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Katherine S. Neigbors, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 on the plan of Richland Realty Co.'s Subdivision of Lots 328-329 and 356 in West Lawn Subdivision, of record in Book 421, page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hunter Reed and Kathryn Reed, husband and wife, by deed from Carl Browning Robinson, III, on August 30, 2013, of record in Instrument Number 20130912-0096209, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 79, Register's Office Davidson County, Tennessee.

This is improved property known as: **3707 Murphy Road, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 28, 2016.

Hunter Reed

Kathryn Reed

Kathryn Reed

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hunter Reed and Kathryn Reed** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 28, 2016

My commission expires 7/6/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206