WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160110130 DEEDWARR
Recvd: 12/15/16 08:32 2 pgs
Fees: 13.00 Taxes: 740.00
20161215-0131429

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00

Coleen Newsome
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF DECEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

BRYAN D. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2737B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Tom A. Reed and Heather S. Reed	Peoples Home Equity, Inc.	182-06-0A-337.00-CO
8920 Ristau Court	5205 Maryland Way Ste 100	
Antioch, TN 37013-3979	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

REBECCA M. ADAMSON CARMODY F/K/A REBECCA M. ADAMSON AND F/K/A REBECCA M. GRAVES, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TOM A. REED AND HEATHER S. REED, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 274 on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, as the same appears of record in Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Rebecca M. Adamson, unmarried by Warranty deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20080408-0035455 Register's Office for Davidson County, Tennessee, dated March 28, 2008 and recorded on April 08, 2008. Rebecca M. Adamson having since married and now being known as Rebecca M. Adamson Carmody.

Daniel John Carmody, spouse of Rebecca M. Adamson Carmody, joins in the execution of this conveyance for the purpose of conveying his interest, marital or otherwise, if any, in the above described tract or parcel of land

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 20070516-0058484, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Old Hickory Hills Homeowners Association with By-Laws appended thereto, of record in Instrument Number 20020116-0006750, and as amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee.

Charter for Old Hickory Hills HOA of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385, in the Register's Office for Davidson County, Tennessee.

Old Hickory Hills Homeowners Association, Inc., Rules and Regulations of record in Instrument Number 20151229-0130686, in the Register's Office for Davidson County, Tennessee.

Sewer & Drainage Easement of record in Instrument No. 20001030-0107214, in the Register's Office for Davidson County, Tennessee.

Easement to United Telephone Company of record in Instrument No. 20020123-0009339, in the Register's Office for Davidson County, Tennessee.

Easement for ingress & egress to cemetery of record in Instrument No. 20000203-0011193, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument No. 20010306-0021333, Instrument No. 20030226-0025749 and Instrument No. 20040927-0116009, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 8920 Ristau Court, Antioch, TN 37013-3979

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 13th day of December, 2016.

Rebecca M. Adamson Carmody

Rebecca M. Adamson Carmody

Daniel John Carmody

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, REBECCA M. ADAMSON CARMODY AND DANIEL JOHN CARMODY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of December, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2737B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027