WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170018035 DEEDWARR
Recvd: 03/02/17 09:57 2 pgs
Fees: 13.00 Taxes: 3015.50
20170302-0020632

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stone Oak Builders, LLC	New owner	117-05-0-053.00
(NAME)	(NAME)	
PO Box 1447		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, PAULA W. REED AND HUSBAND, ARTHUR D. REED, JR. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STONE OAK BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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(s) 27, as shown on the map entitled the Map of Henry Sperry Subdivision, of record in Book 974, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PAULA WHITSON SHAHAN, by deed from J. BRUCE SPAULDING, JR. AND SUSAN M. SPAULDING, of record in Book 6693, page 26, dated October 25, 1985, said Register's Office. Being further conveyed to PAULA W. REED AND HUSBAND, ARTHUR D. REED, JR., by Quitclaim Deed of record in Book 7228, page 283, dated April 29, 1987, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled the Map of Henry Sperry Subdivision, of record in Book 974, page 21, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3612 Hampton Avenue, 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 GRANTEE, its successors and/or assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, its successors and/or 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 our hands this 1st day of March, 2017.

Paula W. Reed

Arthur D. Reed, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula W. Reed and Arthur D. Reed, Jr. the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 1st day of March, 2017.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18