Davidson County DEEDWARR
Recvd: 03/08/17 10:44 2 pgs
Fees:13.00 Taxes:329.30
20170308-0022887

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $89,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2017.

Notary Public

My commission expires: 10-20-19

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

MFR - 170719

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew E. Colvin **Heather N. Colvin**	NEW OWNERS	**162160A08700CO**
25 Sycamore Court	719 HART LANE	
Antioch, TN 37013	NASHVILLE, TN 37216	

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 HEREBY ACKNOWLEDGE, WE,

Bennie Reed and and Jessica Jackson Reed, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew E. Colvin and Heather N. Colvin, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being Unit No. 25 on the Plan of Hickory Hollow Condominiums (formerly Mill Creek Club Condominiums, Phase 1, Section 1, of record in Plat Book 5050, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Bennie Reed, an unmarried man, and Jessica Jackson, an unmarried woman, from Elizabeth C. Cioe, by Warranty Deed dated January 30, 2006, of record in Instrument No. 20060202-0012806, Register's Office for Davidson County, Tennessee. Bennie Reed and Jessica Jackson having since married. Jessica Jackson is now known as Jessica Jackson Reed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 5050, page 103, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Master Deed of record in Book 4887, page 961, amended in book 5000, page 607, Book 5101, page 809, amended and restated in Book 10468, page 653, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 25 Sycamore Court, Antioch, TN 37013.

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 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/our hand(s) this 3rd day of March, 2017.

Bennie Reed

Jessica Jackson Reed

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Bennie Reed and Jessica Jackson Reed, the within named Grantor(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, at office, this 3rd day of March, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: DEC 27 2017

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY