Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,100.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9 DAY OF May, 20 17.

NOTARY PUBLIC

My Commission expires: 9/11/17

MARGARET R. MANN STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 11, 2017

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 17040041

Address of New Owner	Send Tax Bills To:	Tax Information:
Tasha DeRegis	Same	028-022.01
4100 Central Pike, Apt. 606		AND
Hermitage, TN 37076-		028-143.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Edward Wayne Reed and Helen A. Shirley and Donna P. Housley and Kevin W. Proctor and James E. Proctor,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Tasha DeRegis,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s)1 and 2, as shown on the map entitled Ferris Reed Prop., of record in Plat Book 5210, Page 342, 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 Shirley L. Judd, a single person, by Quitclaim Deed from Ferris Reed and wife, Bonnie A. Reed, dated 04/27/82 and recorded on 04/29/81 in Book 5878, Page 872, Register's Office for Davidson County, Tennessee. The said Shirley L. Judd having since died intestate on October 23, 2015 property vested in Edward Wayne Reed, Helen A. Shirley, Donna P. Housley, Kevin W. Proctor, and James E. Proctor. See Affidavits of Heirship of record at Instrument No. 2016-0801-0079135, and in Instrument No. 20161123-0123552, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument No. 20170512-0047257, dated 5/12/17, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
4708 Grays Point Road and 5018 Ridge Hill Drive, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2017 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 5210, Page 342, said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular

BILL GARRETT, Davidson County
Trans:T20170040605 DEEDWARR
Recvd: 05/12/17 10:28 3 pgs
Fees:18.00 Taxes:459.17
20170512-0047259

number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Edward Wayne Reed, Helen A. Shirley, Donna P. Housley, Kevin W. Proctor, and James E. Proctor** has/have caused this instrument to be executed, this the 8 day of May, 2017.

Edward Wayne Reed
Edward Wayne Reed

Donna P Housley
Donna P. Housley

James E Proctor
James E. Proctor

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Edward Wayne Reed, Donna P. Housley, and James E. Proctor,** 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.

This the 8 day of May, 2017.

My commission Expires: 8-25-18

NOTARY PUBLIC

Kevin W. Proctor by Donna P Housley POA
Kevin W. Proctor
By: Donna P. Housley Atty-in-fact
Instrument No: 20170512-0047258 **RODCT**

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Donna P. Housley** Attorney-in-fact, acting on behalf of **Kevin W. Proctor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of **Kevin W. Proctor** and who acknowledged that she executed the same as the free act and deed of **Kevin W. Proctor.**

This the 8 day of May, 2017

My commission Expires: 8-25-18

NOTARY PUBLIC

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

IN WITNESS WHEREOF, **Helen A. Shirley** has/have caused this instrument to be executed, this the 8 day of May, 2017.

Helen Ann Shirley

Helen A. Shirley

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Helen A. Shirley,** 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.

This the 8 day of May, 2017.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY