BILL GARRETT, Davidson County
Trans:T20170056438 DEEDWARR
Recvd: 07/03/17 08:28 2 pgs
Fees:13.00 Taxes:740.00
20170703-0066416

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of June, 2017. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
August Carington & Kaitlin Carington Jacob Vanhooser & Lauren Stemle	Royal United Mortgage	
811 Lischey Ave.	7999 Knue Road, Suite 300	082-07-0-396.00
Nashville, TN 37207	Indianapolis, IN 46250	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CARL H. REED AND ELEASE REED, HUBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUGUST CARINGTON AND KAITLIN CARINGTON, HUSBAND AND WIFE, as to a 50% interest, AND JACOB VANHOOSER, UNMARRIED, AND LAUREN STEMLE, UNMARRIED, as tenants in common with rights of survivorship, as to a 50% interest,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 No. 6 on the Plan of Miller's Addition to Edgefield, now East Nashville of record in Plat Book 57, Page 133, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the Easterly side of Lischey Avenue or North Fourth Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Carl H. Reed and wife, Elease Reed by Warranty deed from Wert T. Hughes and wife, Hazel Carter Hughes of record in Book 4938, page 928, Register's Office for Davidson County, Tennessee, dated July 23, 1975 and recorded on August 06, 1975.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 811 Lischey Ave., Nashville, TN 37207.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of June, 2017.

Carl H. Reed

Carl H. Reed

Elease Reed

Elease Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carl H. Reed and Elease Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of June, 2017.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Notary Public