B9L29

BILL GARRETT, Davidson County
Trans:T20170060051 DEEDWARR
Recvd: 07/13/17 15:00 3 pgs
Fees:18.00 Taxes:370.00
20170713-0070657

20616
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
TDS and Associates, LLC
544 West Main Street, PMB 170
Gallatin, TN 37066

Send Tax Bills to:
New Owner

Map/Parcel: 13315005800

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 acknowledged, I/we, **Suzan Nichole LeCroy Reyes and husband, Michael R. Reyes**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey my one-half interest unto **TDS and Associates, LLC**, 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. 41, Herbert Heights Subdivision, Section 1, as shown by plat of record in Plat Book 3500, page 28 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Suzan Nichole LeCroy by Warranty Deed from Sherry E. Smith Carter and husband, Darrell W. Carter, dated December 5, 1995, and fi8led on December 11, 1995, in Book 9884, page 250, said Register's Office.

The said Michael R. Reyes joins in this conveyance to convey any and all interest he may have by reason of marital status.

This conveyance is subject to all restrictions, easements and building lines of record and all zoning regulations that are applicable to subject property.

This is improved property known as: 244 Welch Road, Nashville, TN 37211-3838

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 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 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 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) as on the date shown on the Notary forms.

Suzan Nicole LeCroy Reyes

Michael R. Reyes

STATE OF ALABAMA Marshall COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Suzan Nicole LeCroy Reyes and Michael R. Reyes,** 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 office, this 29 day of June, 2017.

My Commission Expires: Sept. 22, 2020

Courtney Wyatt
Notary Public

COURTNEY WYATT NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me this 12th day of July, 2017.

Notary Public

My Commission Expires:

3/6/18

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018