Davidson County DEEDWARR
Recvd: 07/24/17 15:37 3 pgs
Fees:18.00 Taxes:577.20
20170724-0074754

This instrument prepared by & return to: PROVIDENCE TITLE, LLC
25 CENTURY BLVD, SUITE 402
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of July, 2017, by and between Charles D Wiseman, Sr. Revocable Living Trust, party of the first part, and Anthony Reed and Cassandra Reed, Husband and Wife, party of the second part. *Charles D. Wiseman, Jr., Sucessor Trustee of the

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Buena Vista Estates, as of record in Book 4460, Page 22, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Being the same property conveyed to Charles D. Wiseman, Sr., Trustee of the Charles D. Wiseman, Sr. Revocable Living Trust by virtue of Warranty Deed dated July 26, 2012 at Instrument No. 20121130-0110075 in the amount of $.00 in the said Register's Office. Charles D. Wiseman, Sr. having since deceased on July 17, 2016, leaving Charles D. Wiseman, Jr. as Successor Trustee.

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), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, subject to Restrictions of record in Book 4512, Page 694 of said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Charles D. Wiseman Jr.
Charles D Wiseman Jr, Successor Trustee of the
Charles D. Wiseman, Sr. Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Charles D Wiseman Jr , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained. as Sucessor Trustee of the Charles D. Wiseman Sr.Revocable Living Trust.

WITNESS my hand and official seal at office this 21st day of July, 2017.

Ashlee D Page
Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Anthony Reed and Cassandra Reed

Tax Parcel No 05905020900

Property Address: 513 Bob White Ct.
Nashville, TN 37218

MAIL TAX
BILLS TO:
Century Lending Company
9931 Corporate Campus Dr. Suite 1200
Louisville, KY 40223

STATE OF Tennessee
COUNTY OF Rutherford

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $156,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of July, 2017.

Notary Public

My Commission Expires: 07-31-19

AMANDA N. CLIFFORD
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

L. Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY