THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33884-08-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Donald R Reddick by Donald R Reddick, attorney in fact Affiant Subscribed and sworn to before me this 15th day of September, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Bill Garrett Davidson County
Batch# 1645 DEEDWARR
09/18/2017 10:25:03 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20170918-0095063

WARRANTY DEED

Address New Owner: Mark G. Shivers 2244 Craigmeade Circle Nashville, TN 37214	**Send Tax Bills To:** New owners	**Tax Information:** Map and Parcel No.: 095 02 0 145 00

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 of which is hereby acknowledged, **Donald R. Reddick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark G. Shivers, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2244 Craigmeade Circle, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of September, 2017.

Donald R. Reddick, by Sharon Reddick, his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon Reddick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Donald R. Reddick, and she is authorized by Donald R. Reddick to execute this instrument on his behalf.

Witness my hand, at office, this 15th day of September, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 23, on the Plan of Craigmeade Subdivision Section I, as of record in Book 2900, page 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 151 feet on the northwesterly side of Craigmeade Circle and runs back 229.9 feet on the southwesterly line and 244.4 feet on the northeasterly line to a dead line measuring 222 feet thereon.

Being the same property conveyed to Donald R. Reddick and wife, Corine C. Reddick by deed dated November 1, 1993 from Thomas Franklin Barnes and wife, Hilda Hagar Barnes of record in Book 9135, page 691, Register's Office for Davidson County, Tennessee. Corine C. Reddick having since died on September 1, 2015 leaving Donald R. Reddick as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 095 02 0 145 00.
2. Restrictive covenants contained in an instrument of record in Book 3135, page 283, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2900, page 121, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4952, page 237, Register's Office for Davidson County, Tennessee.