WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 20997 DEEDWARR
11/01/2017 03:31:54 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20171101-0112264

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Redefined, LLC	Same	08204010500
(NAME)	(NAME)	
1647 Highfield Ln.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-3314		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, DANIEL REEDER, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NASHVILLE REDEFINED, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in County of Davidson, State of Tennessee, being Lot 43 and North 4 feet of Lot No. 44, as shown on the Map entitled Map of Sharpe and Crutchers Plan, of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 48 feet on the westerly side of North 6th Street and run back between parallel lines, lot No. 43 running along the south margin of Bayard Avenue, 160 feet to an alley.

Being the same property conveyed to Daniel Reeder by Quitclaim Deed from Robert A. O'Malley, Trustee of the Robert A. O'Malley Revocable Trust, of record in Instrument Number 20160712-0071191, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE MAP OF SHARPE AND CRUTCHERS PLAN, OF RECORD IN BOOK 57, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

The herein conveyed property is not the primary residence of the grantor.

unimproved ☐

This is improved ☑ property, known as 928 N 6th St., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successors and assigns forever; and do covenant with the said GRANTEE that 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 do further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 27th day of October, 2017.

Daniel Reeder

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of October, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel Reeder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/8/21

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

