THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170913270** Bill Garrett Davidson County Batch# 21028 **DEEDWARR** 11/02/2017 08:36:30 AM 2 pgs Fees: $13.00 Taxes: $6,845.00 20171102-0112297	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Richard L. Speed, Jr. and Joelle F. Speed 2000 TYNE BLVD Nashville TN 37215-4704	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145-00-0-118.00

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, **Derril W. Reeves and Margaret D. Reeves, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard L. Speed, Jr. and Joelle F. Speed, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1 on the re-subdivision plan of the Lewis Frazer Property as of record in Book 8250, Page 832, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereat.

Being the same property conveyed to Derril W. Reeves and wife, Margaret D. Reeves by Warranty Deed from Lewis Frazer and wife, Beverly R. Frazer and Beverly Frazer Cole, recorded on the 20th day of January, 1998 in Deed Book 10760, Page 891, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LEWIS FRAZER PROPERTY, as recorded in Plat Book 5210, Page(s) 142 and Plat Book 8250, Page 832.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2000 TYNE BLVD Nashville TN 37215-4704

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of October, 2017.

Derril W. Reeves

Margaret D. Reeves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derril W. Reeves and Margaret D. Reeves, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2017.

Notary Public

