ADDRESS NEW OWNER AS:
Patrick Thomas Reed
801 S. Chestnut Ct.
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Bill Garrett Davidson County
Batch# 22908 DEEDWARR
11/06/2017 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20171106-0114131

Map 064-11-0A
Parcel 057.00 C0

THIS DEED OF CONVEYANCE, executed and delivered by **MICHAEL WAYNE LEDING**, hereinafter called the Grantor, to **PATRICK THOMAS REED**, and **MACKENZIE LEDING REED**, husband and wife, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot 57, CALEB CHASE; as shown on plat of record in Plat Book 6250, Pages 821 and 822 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

RESTRICTIONS: The above described property is subject to the Restrictions appearing of record in Book 4465, Page 109, Book 6777, Page 453, Book 6783, Page 805, Book 7189, Page 553 and Instrument No. 20100603-0043191, subject to Charter of Caleb Chase Homeowners' Association, Inc. appearing of record in Book 6927, Page 370, as amended in Book 109, Page 791, of record in the Register's Office for Davidson County, Tennessee, and to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Final Plat of Caleb Chase, of record at Plat Book 6250, pages 821-822, in said Register's Office.

Being the same property conveyed to Michael Wayne Leding by Warranty Deed from Elizabeth C. King, and Kim Rolman, tenants in common with rights of heirsship, of record in Instrument 20170620-0062073, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the Grantor's marital residence.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the dates indicated in the notary acknowledgements below.

Michael Wayne Leding
MICHAEL WAYNE LEDING

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Wayne Leding** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 3rd day of November, 2017.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC EXP 12-23-2018 COUNTY OF ROBERTSON

Tammy Rush
NOTARY PUBLIC

My Commission Expires _____

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$240,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Natural Tomas Reed
AFFIANT

SUBSCRIBED and SWORN to before me this the 3rd day of November, 2017.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC EXP 12-23-2018 COUNTY OF ROBERTSON

Tammy Rush
NOTARY PUBLIC/Register

My Commission Expires _____

Certificate of Authenticity

I, Gary L. Dilliha, 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.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)