THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171214291** Bill Garrett Davidson County Batch# 45797 DEEDWARR 01/09/2018 09:07:33 AM 2 pgs Fees: $13.00 Taxes: $3,792.50 20180109-0002656	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00 Affiant Subscribed and sworn to before me, this 8th day of January, 2018. 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: Samuel A. Reed and Micaela E. Reed 865 ROBERTSON ACADEMY RD Nashville TN 37220-1127	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-14-0-053.00

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, **Terry R. Woodson and Shirley B. Woodson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel A. Reed and Micaela E. Reed, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision Johnson Subdivision, of record in Book 6900, Page 736, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quit Claim Deed from Shirley B. Woodson, a married woman, who acquired title without marital status, herein joined by her spouse Terry R. Woodson to Terry R. Woodson and Shirley B. Woodson, husband and wife, as recorded on the 1st day of April, 2013 in Instrument No. 20130401-0031522; Quitclaim Deed from Terry R. Woodson to Shirley B. Woodson, as recorded on the 9th day of February, 1999 in Deed Book 11334, Page 496 and Warranty Deed from Adelaide Davis Hannon, now Stevens and Florence S. Davis to Terry R. Woodson and wife, Shirley B. Woodson, as recorded on the 22nd day of April, 1997 in Deed Book 10424, Page 927, 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 2018 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 RESUBDIVISION JOHNSON SUBDIVISION, as recorded in Plat Book 6900, Page(s) 736.

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

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7295, Page 964.

This is improved property located at 865 ROBERTSON ACADEMY RD Nashville TN 37220-1127

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 8th day of January, 2018.

Terry R. Woodson

Shirley B. Woodson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry R. Woodson and Shirley B. Woodson, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020