THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 171214449**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $214,000.00. Brian Mitchell Affiant Subscribed and sworn to before me, this 16th day of January, 2018. Notary Public My Commission Expires: 7/6/20

DANA DELLOSA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 48860 DEEDWARR
01/18/2018 11:30:42 AM 2 pgs
Fees: $13.00 Taxes: $791.80
20180118-0005283

WARRANTY DEED

Address New Owner: Stephen Reed 501 W Vailview Court Nashville TN 37207	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 050-16-0A-002.00-CO

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, **Aaron Brett Blackwell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen W. Reed, a single man**, (Grantee"), his 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 No. 2 on the Plan of Final Plat of Skyline Village of record in Plat at Instrument No. 20050418-0042718, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron Brett Blackwell, single man by Warranty Deed from Ole South/Craighead Joint Venture of record in Instrument No. 20141226-0117812 Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 26, 2014.

Kristina Blackwell joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Aaron Brett Blackwell.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20050418-0042718, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 54 and 55, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions with By-Laws of Skyline Homeowners' Association, Inc., appended thereto, of record in Instrument Number 20070705-0080250, Register's Office for Davidson County, Tennessee.

Charter for Skyline Village HOA of record in Instrument Number 20070627-0076879 and in Instrument No. 20011031-0119008, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville of record in Instrument Number 20121114-0104686, in the Register's Office for Davidson County, Tennessee.
Shared use easement and agreement of record in Instrument Number 20120120-0005861 amended in Instrument No. 20120403-0028102 and in Instrument No. 20140212-0012630, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Instrument Number 20020307-0028887 and Instrument No. 20030610-0079895, in the Register's Office for Davidson County, Tennessee.
Sanitary sewer and drainage easement of record in Book 6161, Page 257 and Book 6190, page 646, in the Register's Office for Davidson County, Tennessee.
Easement to Metro Government of record in Book 6190, Page 648, in the Register's Office for Davidson County, Tennessee.
Water line easement of record in Book 6029, Page 20, in the Register's Office for Davidson County, Tennessee.
Order for Public Right of Way of record in Book 10558, Page 218, in the Register's Office for Davidson County, Tennessee.
Twenty Five foot wide permanent and perpetual easement of record in Book 11684, Page 656, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20141226-0117812 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 501 W Vailview Court Nashville TN 37207

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, Grantors have executed this instrument on this 16th day of January, 2018.

Aaron Brett Blackwell

Kristina Blackwell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron Brett Blackwell and Kristina Blackwell, 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 16th day of January, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-KL-17-501