File Box 8

WARRANTY DEED



State of Tennessee
County of Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Bryan Keith Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2018

Trudy Stafford
Notary Public

MY COMMISSION EXPIRES: 5/13/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stafford Land Title, LLC, 540 Heritage Pointe Dr., Suite A, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Geoffery Shaw Ann Marie Rawlins-Shaw	Geoffery Shaw	39-95.00
(NAME)	(NAME)	
5339 Simpkins Rd.	5339 Simpkins Rd.	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 52729 **DEEDWARR**
01/29/2018 02:27:01 PM 2 pgs
Fees: $13.00 Taxes: $464.35

20180129-0009103

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bryan Keith Reed,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Geoffery Shaw and Ann Marie Rawlins-Shaw, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract of land of 14th formerly 24th Civil District of Davidson County, Tennessee, description according to a survey made by Frank Thurston, R.L.S. #728, dated December 30, 1986, description as follows:

Beginning at a common corner of the herein described tract being the Northwesterly corner of Brent Snyder of record in Book 5918, Page 761, and a Southerly edge of Louis Primez of record in Book 5717, Page 724, and continuing with the common line of Brent Snyder the therein described tract S 50 degrees 40' 22" E 299.04 feet; thence S 16 degrees 30' 27" E 78.46 feet, thence S 16 degrees 21' 23" E 74.85 feet; thence N 73 degrees 27" E 409.57 feet to a point in Simpkins Road; thence with Simpkins Road approximately 50 feet to a point; thence S 73 degrees 23' 37" W approximately 332.4 feet to a point in the Northwest corner of Lot 3 of Echo Valley; thence S 17 degrees 07' 09" E 464.08 feet; thence S 73 degrees 37' 41" W 453.98 feet; thence N 37 degrees 15' 25" W 1109.61 feet; thence N 85 degrees 22' 18" E 602.68 feet back to the point of beginning.

Also included herein is a 1969 Brilliant Homes, Model 32-001, 30.5 x 57, and Manufacturer's Serial No. 1669 A/B situated thereon and permanently affixed to the land described herein and made a part of real property. Further Grantor represents, covenants and agrees that the manufactured home on the land is to remain on the land and has been permanently affixed to the land described herein, so as to become a part of the real property.

Being the same property conveyed to Bryan Keith Reed from Thomas F. Derry and wife, Sheila D. Derry by Warranty Deed dated the 2nd day of October, 2006, of record in Instrument No. 20061004-0123353, recorded the 4th day of October, 2006, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Book 7573, Page 375, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5339 Simpkins Rd., Whites Creek, TN 37189
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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/our hands this 26th day of January, 2018.

Bryan Keith Reed

State of Tennessee
County of Montgomery

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Bryan Keith Reed with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of January, 2018.

Notary Public Trudy Stafford
My Commission Expires: 5/13/19

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No.: 2018149