WARRANTY DEED

Bill Garrett Davidson County
Batch# 52871 **DEEDWARR**
01/30/2018 09:32:17 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180130-0009279

Y-FAB-17-4808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Meyer and Lori Meyer	**New Owner**	
(NAME)	(NAME)	
4808 Merrill Lane		**146-08-0-025.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES E. REED, JR. AND DOROTHY JEAN REED, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE REED LIVING TRUST DATED SEPTEMBER 5, 2017.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH MEYER AND LORI MEYER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section Two, Elysian Meadows Addition of record in Plat Book 2663, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 44 fronts 76.5 feet on the Northerly side of Merrill Lane, and extends back 258.6 feet on the Easterly side and 255 feet on the Westerly line to a dead line in the rear measuring 76.7 feet thereon.

Being the same property conveyed to Dorothy Brewer Holt by Divorce Decree from Robert Lee Holt of record in Book 3986, Page 529 Register's Office for Davidson County, Tennessee, dated September 23, 1965 and recorded on February 10, 1966.

Being the same property conveyed to Dorothy J. Reed and husband, Charles E. Reed by Quitclaim deed from Dorothy J. Reed F/K/A as Dorothy Brewer Holt, married of record in Instrument No. 20010703-0070339 Register's Office for Davidson County, Tennessee, dated June 25, 2001 and recorded on July 03, 2001.

Being the same property conveyed to Charles E. Reed, Jr. and Dorothy Jean Reed, Trustees, or their successors in interest, of the Reed Living Trust dated September 5, 2017, and any amendments thereto by Quitclaim deed from Dorothy J. Reed and husband, Charles E. Reed of record in Instrument No. 20170913-0093402 Register's Office for Davidson County, Tennessee, dated September 05, 2017 and recorded on September 13, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 101, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2859, Page 403, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5613, Page 344, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4808 Merrill Lane, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 26th DAY OF JANUARY, 2018.

Charles E. Reed, Jr. and Dorothy Jean Reed, Trustees, or their successors in interest, of the Reed Living Trust dated September 5, 2017.

BY: _____
Charles E. Reed
Trustee

BY: _____
Dorothy Jean Reed
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared CHARLES E. REED, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of CHARLES E. REED, JR. AND DOROTHY JEAN REED, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE REED LIVING TRUST DATED SEPTEMBER 5, 2017., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DOROTHY JEAN REED, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of CHARLES E. REED, JR. AND DOROTHY JEAN REED, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE REED LIVING TRUST DATED SEPTEMBER 5, 2017., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212