Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: H-VRES-16-1845

Bill Garrett Davidson County
Batch# 97192 DEEDWARR
05/25/2018 03:10:45 PM 2 pgs
Fees: $13.00 Taxes: $665.63
20180525-0050522

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18210

Send Tax Bills To:
new owners

New Owner is:
Darius M. Reed
1845 Isabelle Ct.
Antioch, TN 37013

MAP: 163-16-0C
PARCEL: 113.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jamie Mattoon n/k/a Jamie Mattoon Wood, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Darius M. Reed and Shannon K. Reed, husband and wife**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1854 Isabelle Court, Antioch, TN 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 113 on the Plan of Matlock, Phase 1, of record in Instrument No. 20070430-0051281, as revised in Instrument No. 20180328-0028761, and as established by the Master Deed of Matlock Townhomes recorded in Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599 and Instrument No. 20070705-0080103, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Jamie Mattoon, unmarried, by Warranty Deed from Aaron T. Cerutti and wife, Chloe L. Cerutti, dated 6/30/15 and recorded 7/2/15 in Instrument No. 20150702-0064077, in the Register's Office of Davidson County, Tennessee. Jamie Mattoon having since married and is now known as Jamie Mattoon Wood. Subject property having never been the marital residence of Jamie Mattoon Wood and her spouse.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of May, 2018.

GRANTOR:

Jamie Mattoon Wood

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jamie Mattoon Wood**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of May, 2018.

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $179,900.00.

Affiant

SWORN TO and subscribed before me this 23rd day of May, 2018.

NOTARY PUBLIC

My commission expires: 5/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2020