# WARRANTY DEED

Bill Garrett Davidson County
Batch# 107531 DEEDWARR
06/22/2018 01:49:40 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20180622-0060497

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Jonathan Lee | New Owner | 06107002900 |
| (NAME) | (NAME) | |
| 903 Broadmoor Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Sherrod Reedus, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Lee*** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* and Jennifer Lee

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

Being Lot No. 8 of Block "I" on the Map of Broadmoor Subdivision, Section Two, as of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said property.

Being the same property conveyed to Sherrod Reedus, a single man, by Warranty Deed from Rodney Lee Crowell, a single man, recorded on October 1, 1998, of record in Book 11135, Page 98, Register's Office for Davidson County, Tennessee.

This is improved property known as 903 Broadmoor Dr. Nashville, TN 37216.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

| This is: | | 903 Broadmoor Dr. Nashville TN 37216 | | | | |
|---|---|---|---|---|---|---|
| Improved | property, known as | | | | | |
| | | (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 our hands June 8th 2018

Sherrod Reedus

Sherrod Reedus

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Sherrod Reedus with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 6/8/2018.

Notary Public

MY COMMISSION EXPIRES JUNE 21, 2018

My Commission Expires: _____