Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

NEW OWNER:
MEGAN DAVIES
1023 SHARPE AVENUE
NASHVILLE, TN 37206

SEND TAX BILLS TO:

New Owner

Map & Parcel

083-01-0-105.00

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 18-0829

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 113278 **DEEDWARR**
07/09/2018 09:14:41 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00

20180709-0065790

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Twenty Thousand and 00/100 Dollars ($520,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **REID & CO. CONSTRUCTION, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MEGAN DAVIES,** *unmarried woman ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee and being known and designated as all of Lot No. 45, as shown on the map entitled the Plan of Jones and Bradford Subdivision, of record in Plat Book 161, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Reid & Co. Construction, LLC, by Bankruptcy Trustee's Deed from John C. McLemore, Trustee in Bankruptcy, dated April 19, 2017, of record in Instrument Number 20170424-0039747, in the Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1023 SHARPE AVENUE, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 161, Page 142, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5th day of July, 2018.

REID & CO. CONSTRUCTION, LLC

By: _____, CHIEF MGR.
REID HINESLEY
Its: CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **REID HINESLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **CHIEF MANAGER** of **REID & CO. CONSTRUCTION, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 5th day of July, 2018.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY CO... 8-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$520,000.00.**

AFFIANT

Sworn to and subscribed to before me this 5th day of July, 2018.

NOTARY PUBLIC

My commission expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021