WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $545,000.00.

Affiant

Subscribed and sworn to me on 09/27/18.

NOTARY PUBLIC
My Commission Expires: 7/6/20

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

Karen Y Johnson Davidson County
Batch# 147206 DEEDWARR
10/01/2018 10:41:27 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20181001-0096922

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lauren Reed Richard Reed 907 Forest Acres Court Nashville, TN 37220	new owner	16-2-4.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, S. Daniel Rosemergy and wife, Janet M. Rosemergy, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Lauren Reed and Richard Reed, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 2, FOREST ACRES SUBDIVISION, SECTION IV, as shown on plat of record in Plat Book 2331, Page 156, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to S. Daniel Rosemergy and wife, Janet M. Rosemergy by Warranty Deed from James C. Hawk and wife, Elizabeth A. Hawk, recorded on the 5th day of December, 1989 in Deed Book 7999, Page 43, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 907 Forest Acres Court, Nashville, Tennessee 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

Witness my hand and official seal on 09/27/18.

S. Daniel Rosemergy

Janet M. Rosemergy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/27/18, before me personally appeared S. Daniel Rosemergy and Janet M. Rosemergy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 09/27/18

NOTARY PUBLIC



My Commission Expires: 11-8-2021