Karen Y Johnson Davidson County
Batch# 147887 DEEDWARR
10/02/2018 10:07:34 AM 2 pgs
Fees: $13.00 Taxes: $1,550.30

20181002-0097572

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2018.

Notary Public

My commission expires: 6/26/22

THIS INSTRUMENT PREPARED BY: AND RETURN TO:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jon David Reed and Michelle Payne Reed	NEW OWNER	**09113003300**
508 Buckner Place		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Watauga Capital LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jon David Reed and wife, Michelle Payne Reed

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING Unit B as shown on Exhibit "B" of the Declarations of Covenants, conditions and Restriction for a Horizontal Property Regime with Private Elements for 6351 Columbia Avenue Homes of record in Instrument No. 20170609-0058157, Register's Office for Davidson County, Tennessee.

BEING part of the property conveyed to Watauga Capital, LLC by Warranty Deed from William J. Ralston and wife, Helen R. Ralston, of record in Instrument No. 20170518-0049190, in the Register's Office of Davidson County, Tennessee, recorded on May 18, 2017.

This is improved property known as **508 Buckner Place, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of September, 2018.

Watauga Capital LLC

BY: _____
James Mitchell Powers, its President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

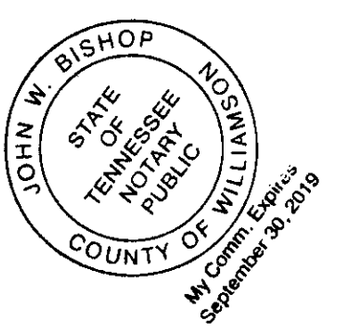
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James Mitchell Powers, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Watauga Capital, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as President.

Witness my hand and official seal this 27 day of September, 2018.

_____
Notary Public

My Commission Expires: 9-30-2019

SolomonParks File No. 18-001315-528



SP 11/2015