THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018123

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of October, 2018.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Y Johnson Davidson County
Batch# 154286 DEEDQC
10/26/2018 10:05:08 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20181026-0106190

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John D. Reed, III 4400 Belmont Park Terrace #167 Nashville TN 37215	New Owner	Tax Parcel ID No. 131-03-0C-167.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beverly Schneller, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John D. Reed, III and Rebecca A. Reed, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 167 on the Plan of Section Five, Arden Place of record in Plat Book 4955, Page 41, in the Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Beverly Schneller, unmarried by Warranty Deed from Chad Ellis and wife, Joyce Ellis, recorded on the 2nd day of May, 2014 in Instrument No. 20140502-0037512, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, ARDEN PLACE, as recorded in Plat Book 4955, Page(s) 41.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4754, Page 455, amended in Book 4819, Page 564; Book 4916, Page 277; Book 5019, Page 942; Book 5091, Page 66; Book 5129, Page 120; Book 5163, Page 384; Book 5231, Page 375; Book 5351, Page 592; Book 5514, Page 636; Instrument Nos. 20070816-0098235; 20140801-0069316 and 20171017-0106296.

Charter of Homeowners Association recorded in Book 4749, Page 634.

Conveyance of Common Area in Warranty Deed recorded in Book 5091, Page 725, corrected in Book 5094, Page 501.

This is improved property located at 4400 Belmont Park Terrace #167 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of October, 2018.

Beverly Schneller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beverly Schneller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of October, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022