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

CRT File No. 180917896

Karen Y Johnson Davidson County
Batch# 154985 **DEEDWARR**
10/30/2018 08:57:44 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20181030-0107163

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $620,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of October, 2018.

Notary Public
My Commission Expires

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUNE 09, 2022

WARRANTY DEED

Address New Owner: West Meade Trust 418 Hillwood Drive West Nashville TN 37205	Send Tax Bills To: FBMM PO Box 340020 Nashville, TN 37203-0020	Tax Information: Tax Parcel ID No. 103-13-0-020.00

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, **Kenneth W. Reed and Marie M. Reed Trustees of The Reed Trust, dated March 8, 2018,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **W. Michael Milom and Christian A. Horsnell, as Co-Trustees of The West Meade Trust, dated September 22, 2018**, ("Grantees"), its 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 Lot(s) 47, as shown on the map entitled Hillwood Estates Section 5, of record in Plat Book 2133, page 55, 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 KENNETH W. REED and wife, MARIE M. REED, by deed from WILLIAM H. CRAWFORD, III and wife, TRACY B. CRAWFORD, of record in Instrument No. 20101029-0086723, dated October 28, 2010, said Register's Office.

Being further conveyed to KENNETH W. REED and MARIE M. REED, TRUSTEES OF THE REED TRUST DATED MARCH 8, 2018 by quitclaim deed from KENNETH W. REED and wife, MARIE M. REED, of record in Instrument No. 20180312-0023067, dated March 8, 2018, said Register's Office.

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.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2133, page 55, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6247, page 125, said Register's Office.

Application to Combine Parcels of record in Instrument No. 20060411-0041600, said Register's Office.

This is improved property located at 418 Hillwood Drive West Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 26th day of October, 2018.

The Reed Trust

Kenneth W. Reed, Trustee

BY: Kenneth W. Reed, Trustee

The Reed Trust

Marie M Reed, Trustee

BY: Marie M. Reed, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth W. Reed and Marie M. Reed, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that Kenneth W. Reed and Marie M. Reed are trustees of The Reed Trust, dated March 8, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of October, 2018.

Notary Public

My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022