WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156859 **DEEDWARR**
11/05/2018 02:40:57 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20181105-0109642

O-KW-18-002560

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Broome and Katherine Broome	**F&M Bank**	
(NAME) **2560 Jordan Ridge Drive**	(NAME) **PO Box 451**	**058-09-0A-209.00-CO**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DWAYNE F. REED, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER BROOME AND KATHERINE BROOME, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7-Section 1, "A Cluster Lot Planned Unit Development" of record in Plat at Instrument No. 20070824-0101605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dwayne F. Reed, married by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20080909-0092149 Register's Office for Davidson County, Tennessee, dated August 29, 2008 and recorded on September 09, 2008.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record as Instrument Number 20070824-0101605, Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Jordan Ridge at Eaton's Creek Homeowners Association, Inc., with By-Laws appended thereto, of record in Instrument Number 20000915-0092002, as amended in Instrument Numbers 20010125-0117168, Instrument Number 20020828-0103983, Instrument Number 20041229-0153372, Instrument Number 20061120-0143523, Instrument Number 20061120-0143524, Instrument Number 20070905-0106402 and Instrument Number 20110216-0113313, Register's Office for Davidson County, Tennessee.
- Charter for Jordan Ridge at Eatons Creek HOA of record in Instrument Number 20011126-0128291, in the Register's Office for Davidson County, Tennessee.
- Agreement for rights and obligations of record in Instrument Number 20041229-0153373, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20001011-0100954, Instrument Number 20031010-0150887, Instrument Number 20060126-0009689 and Instrument Number 20070112-0005338, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee.
- Water mains easement of record in Book 6255, Page 578, in the Register's Office for Davidson County, Tennessee.
- Temporary construction easements as described in Consent Judgment and Final Decree in Circuit Court for Davidson County, Tennessee, Docket # 90C-3345.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2560 Jordan Ridge Drive, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 2nd DAY OF NOVEMBER, 2018.

Dwayne F. Reed

Janelle S. Reed, spouse of Dwayne F. Reed, hereby joins in this conveyance and does transfer and convey any and all marital interest Janelle S. Reed may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DWAYNE F. REED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANELLE S. REED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212