Name and Address of New Owner:
Marilyn Reed
304 Bonavue Dr.
Hermitage, TN 37076

Send Tax Bills To:
Marilyn Reed
304 Bonavue Dr.
Hermitage, TN 37076

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 07505000700

Karen Y Johnson Davidson County
Batch# 173483 **DEEDWARR**
12/12/2018 03:44:07 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20181212-0121148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rachel Kellogg (F/K/A Rachel C. Calvitti), married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marilyn J. Reed, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 690 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, 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 Rachel C. Calvitti, an unmarried woman by Warranty Deed from LRW Holdings, LLC, a Delaware Limited Liability Company dated March 31st 2016 and recorded April 1st 2016 in Instrument No. 20160401-0031058 said Register's Office, Davidson County, Tennessee.

Chandler Finch Kellogg, husband of Rachel Kellogg, joins in the execution of this instrument for the purpose of relinquishing all of his rights, title and interest in and to this subject property.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of December, 2018.

Rachel Kellogg (SEAL)

Chandler Finch Kellogg (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2018, before me personally appeared Rachel Kellogg and Chandler Finch Kellogg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 10th day of December, 2018.

Notary Signature
My commission expires: 11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of December, 2018.

Notary Public
My commission expires: 09/22/2021
File No. 18-662

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021