WARRANTY DEED

Karen Johnson Davidson County
Batch# 260314 DEEDWARR
07/22/2019 11:48:30 AM 2 pgs
Fees: $13.00 Taxes: $1,276.13
20190722-0071670

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $344,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON THE 19TH DAY OF JULY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1130LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Freeman Shellie Reed and Debra J. Reed	Tennessee Trust Mtg	156-05-0A-025.00
906 Silkwood Cr	6398 Hwy 41A	
Nashville, TN 37221	Pleasant View TN 37146	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KARA MARIE GRINSTEAD, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

FREEMAN SHELLIE REED AND DEBRA J. REED, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 906 Silkwood Cr, Nashville, TN 37221

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/or 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/or 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 hand on the 19th day of July, 2019.

Kara Marie Grinstead

Kara Marie Grinstead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2019.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

19-1130LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 25, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, 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 Kara Marie Grinstead, single woman by Warranty Deed from Danco Development, Inc., recorded on the 8th day of September, 2015 in Instrument No. 20150908-0090879, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY PLAT HARPETH VILLAGE, as recorded in Instrument Nos. 20051227-0153838, 200605050052434 and 20080618-0062694.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20060823-0104009, 20070117-0007067, 20070827-0102786, 20090121-0005246, 20090123-0006190, 20180214-0014615, 20161006-0105961, 20090121-0005247 and 20161006-0105962.

5. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5653, Page 679; Book 6044, Page 104 and Instrument No. 20070507-0054445.

6. Easement for Storm Water Detention Agreement, recorded in Instrument No. 20051219-0151714.

7. Easement for Utilities, recorded in Book 4760, Page 840; Book 8019, Page 166 and Instrument No. 20000510-0047300.

8. Easement for Sewer/Storm Drainage, Water Mains, Pumps & Appurtenances, recorded in Instrument No. 20070829-0103594.

9. Easement for Comcast, recorded in Instrument No. 20081107-0110815.

10. Easement Agreement recorded in Instrument No. 20100401-0024501.

11. Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20070829-0103726.

12. Conveyance for Open Space recorded at Instrument No. 20080626-0066101.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020