WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

W-BR-19-5256

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)
Jamecia Reed **Donald Reed, Jr.**	**United Wholesale Mortgage**	
(NAME) **5256 Buena Vista Pike**	(NAME) **585 South Blvd E**	**049-09-0A-036.00-CO**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Pontiac, MI 48341-3163**	
(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, **BARRINGTON GIST AND KHAISHA GIST, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMECIA REED, A SINGLE WOMAN AND DONALD REED, JR., A SINGLE MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 36 on the Plan of Final Plat for Creekside Subdivision "A Cluster Lot Subdivision" of record in Plat at Instrument No. 20040122-0008741, and Scrivener' s Certificate of correction in Instrument No. 20041109-0135030, 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 Barrington Gist and Khaisha Gist, husband and wife by Warranty Deed from Ashley Rucker, a single woman and James Limbaugh, a single man, as joint tenants with common law rights of survivorship of record in Instrument No. 20181023-0104840 Register's Office for Davidson County, Tennessee, dated October 22, 2018 and recorded on October 23, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat at Instrument No. 20040122-0008741, corrected in Instrument No. 20041109-0135030, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20030530-0073137, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20040426-0047292, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20041217-0150431, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020307-0028888, in the Register's Office for Davidson County, Tennessee.
- Notice of Acceptance of Public Infrastructure of record in Instrument Number 20170523-0051049, in the Register's Office for Davidson County, Tennessee.
- Electric Easement to Metro. Government of record in Book 6390, Page 402, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the purpose of Public Alley Right-of-Way of record in Instrument Number 20150604-0052202, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5256 Buena Vista Pike, Nashville, Tennessee 37218**.

Karen Johnson Davidson County
Batch# 276645 **DEEDWARR**
08/27/2019 08:39:47 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190827-0085967

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 22nd DAY OF AUGUST, 2019.

Barrington Gist

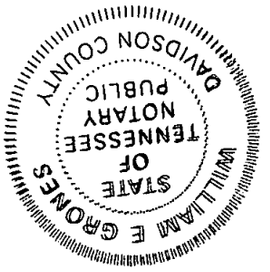
Khaisha Gist

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARRINGTON GIST, 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 22nd of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

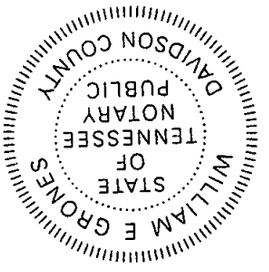


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHAISHA GIST, 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 22nd of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
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Nashville, TN 37212