Karen Johnson Davidson County
Batch# 278128 DEEDWARR
08/30/2019 03:39:30 PM 4 pgs
Fees: $23.00 Taxes: $849.15
20190830-0088019

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 823135 420852-002177 Kay Long	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $ ~~229,500.00~~ [illegible] Affiant Subscribed and sworn to before me, this the 30th day of August, 2019. Notary Public My commission expires: 3/3/2020 (Affix Seal)

Sondra Brown
State of Tennessee Notary Public
Davidson County

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Jennifer Lynne Powell 111 28th Street	NAME: SWBC Mortgage Corporation
STREET ADDRESS: Old Hickory, TN	STREET ADDRESS: PO Box 11133
MAP & PARCEL NO.: 053-12-0 087.00 37138	Newark, NJ 07101-4133

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary L. Reed and Benjamin T. Reed, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Jennifer Lynne Powell, Single Woman

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 111 28th Street, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 2 day of August, 2019.

X Mary L. Reed
Mary L. Reed

X Benjamin T. Reed
Benjamin T. Reed

State of Tennessee
County of Wilson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary L. Reed, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 2 day of August, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 11/3/20

State of Tennessee
County of Wilson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Benjamin T. Reed, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 2nd day of August, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 11/3/20

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 24 of Block 4 on the Plan of Dabbs and Elliott Subdivision No. 1, Old Hickory, Tenn. of record in Plat Book 547, Page 97, 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 Mary L. Reed and Benjamin T. Reed, wife and husband by Warranty deed from Cathy C. Del Rio and Luis M. Del Rio, II, wife and husband of record in Instrument No. 20160420-0038157 Register's Office for Davidson County, Tennessee, dated April 19, 2016 and recorded on April 20, 2016. (Value of consideration shown in aforementioned deed $162,000.00.) Being also known as 111 28th Street Old Hickory, Tennessee 37138.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY