THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Returned to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch# 301847 DEEDWARR
10/16/2019 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20191016-0106156

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Benton Petty Reed and Emily Reed 5040 English Village Drive Nashville, TN 37211	new owner	161-10-0A-106.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Reed C. Teel and Elizabeth E. Teel, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Benton Petty Reed and Emily Reed, Husband and Wife**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 182, on the Plan of Villages of Brentwood, Phase Two, a Planned Unit Development, as of record in Book 6250, Page 169, and as corrected in Book 8484, Page 140, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Reed C. Teel and Elizabeth E. Teel, husband and wife, by Warranty Deed from Banks C. Werne and Veronica L. Werne, f/k/a, Veronica L. Walden, husband and wife, of record on July 6, 2017, at Instrument No. 20170706-0067967, Davidson County Register of Deeds.

This is property commonly known as 5040 English Village Drive Nashville, TN 37211.

This conveyance is further subject to (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, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 9th **day of August, 2019:**

Reed C. Teel

Elizabeth E. Teel

STATE OF WA

COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Reed C. Teel and Elizabeth E. Teel,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of ~~August,~~ October 2019:

Notary Public

My Commission Expires: 1-29-2023

DEBRA DAWN NAGEL
Notary Public
State of Washington
Commission # 124218
My Comm. Expires Jan 29, 2023

STATE OF ~~TENNESSEE~~ WA

COUNTY OF King

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$289,900.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 9 DAY OF ~~August~~ October, 2019.

Notary Public Debra Dawn Nagel

My Commission Expires: 1-29-2023

DEBRA DAWN NAGEL
Notary Public
State of Washington
Commission # 124218
My Comm. Expires Jan 29, 2023

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)