WARRANTY DEED

Karen Johnson Davidson County
Batch# 335730 DEEDWARR
12/27/2019 01:39:47 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20191227-0133953

R-PR-19-800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Jordan L Bolt and Jacqueline R Bolt	**Community Mortgage, LLC**	
(NAME)	(NAME)	
800 Skyline Ridge Drive	**3401 College Blvd. Suite 220**	**051-00-0-017.00** **051-00-0-199.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Leawood, KS 66211**	
(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, **JAMES REED AND AMY REED, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN L BOLT AND JACQUELINE R BOLT, HUSBAND AND WIFE,** 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:

TRACT 1:
Land lying in the 19th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a spike in the centerline of due West Avenue, being the common corner of the Chestnut Hill Apartment's property and being the Southeast corner of the H. H. Wingett Property of record in Book 1645, Page 33, Register for Davidson County, Tennessee; thence with the centerline of due West Avenue, North 73 degrees 45 minutes West, 200.00 feet to a spike; thence North 07 degrees 00 minutes West, 350.00 feet to an iron pin; thence South 89 degrees 30 minutes East, 200.00 feet to an iron pin; thence South 04 degrees 55 minutes East, 403.10 feet to the point of beginning, containing 1.66 acres, more or less.

Included but Expressly Excluded is the right-of-way of Due West Avenue.

TRACT 2:
Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee bounded on the South by the remaining Land of the H. H. Wingett Trust, bounded on the West by the Cecil E. Webb, et ux property, bounded on the North by the Terry W. Burdette, et ux, property, bounded on the East the J. T. Almand, Et ux property and being more particularly described according to a survey prepared by Thornton and Associates, Inc., 1615 Haynes Meade Circle, Nashville, TN 37207, Dated 3-12-98.

Beginning at a point in the Northwesterly margin of old due West Avenue, said point being 1,557 feet, more or less, from the Westerly margin of due West Avenue; thence a common line with the remaining land of the H. H. Wingett Trust, North 89 degrees 30 minutes 00 seconds West 477.09 feet; thence a common line with the Cecil E. Webb, et ux property, North 01 degrees 54 minutes 52 seconds East 358.49 feet; thence a common line with the Terry W. Burdette, et ux property, South 89 degrees 30 minutes 00 seconds East 484.00 feet; thence a common line with the J. T. Almand, et ux property, South 01 degrees 54 minutes 42 seconds East 323.64 feet to an iron pin in the Northwesterly margin of old due West Avenue; thence with said margin and a curve of the left having a central angle of 97 degrees 58 minutes 58 seconds, a radius of 26.00 feet, a length of 44.46 feet, and a chord bearing and distance of South 49 degrees 06 minutes 23 seconds West 39.24 feet; thence, South 00 degrees 06 minutes 54 seconds West 9.07 feet to the point of beginning, containing 4.059 acres, more or less.

Subject parcel is Encumbered by a 300 foot wide Sub-surface Sewage Easement parallel and adjacent to the entire Northerly boundary, containing 3.50 acres, more or less.

Being the same property conveyed to James Reed and Amy Reed, husband and wife by Warranty deed from Anne C. Almand, widow of record in Instrument No. 20151230-0131109 Register's Office for Davidson County, Tennessee, dated December 23, 2015 and recorded on December 30, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Subject to a 300 foot wide Sub-Surface Sewage Easement as set forth of record in Book 6667, Page 863, in the Register's Office for Davidson County, Tennessee.
- Water line easements between adjoining owners of record in Book 7331, Page 497, Book 7331, Page 499 and Book 7331, Page 501, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement in favor of Madison Suburban Utility District of record in Instrument Number 20000703-0065924, 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: **800 Skyline Ridge Drive, Madison, Tennessee 37115**.

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 23rd DAY OF DECEMBER, 2019.

James Reed

Amy Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES REED, 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 23rd of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY REED, 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 23rd of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212