This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 351614 DEEDWARR
01/31/2020 01:43:30 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20200131-0011721

ADDRESS NEW OWNER:
Eric Reed Sr.
152 Shute Circle
Old Hickory, TN 37138

SEND TAX BILL TO:

Same

MAP/PARCEL 064-03-0B-107.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William M. Fenwick and wife, Deborah H. Fenwick, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Eric L. Reed and wife, Angela Reed, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Final Plat of Phase Seven, Section Two, Brandywine Pointe of record in Plat Book 7900, Page 948, 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 William M. Fenwick and wife, Deborah H. Fenwick by Warranty deed from Reba Speakman, a married person of record in Book 10582, page 1, Register's Office for Davidson County, Tennessee, dated August 25, 1997 and recorded on October 26, 1997.

This is improved property known as: **152 Shute Circle, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 30th day of January, 2020.

WITNESS MY HAND on this the 30th day of January, 2020

William M. Fenwick

William M. Fenwick

Deborah H. Fenwick

Deborah H. Fenwick

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **William M. Fenwick and Deborah H. Fenwick,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of January, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $470,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 190756

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, ~~Debra~~ Shonda a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ANA LOWTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

202001310011721