Karen Johnson Davidson County
Batch# 357014 DEEDWARR
02/12/2020 10:02:20 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20200212-0016007

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW20023

Send Tax Bills To:

SAME AS NEW OWNER

New Owner is:
Orlando Rodriguez
214 Pitts Avenue
Old Hickory, TN 37138

MAP PARCEL: 053-16-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Thomas F. Reed, Sr. and wife, Pamela L. Reed**, hereinafter referred to as Grantors, has bargained and sold, and by these presents do transfer and convey unto the said **Orlando Rodriguez, a married man**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 214 Pitts Avenue, Old Hickory, Tennessee 37138

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of said County, being Lot No. 7 on the unrecorded plan of Hays Subdivision described according to a survey made by Campbell Surveying Co., dated November 22, 1985, as follows: Said lot fronts 60 feet on the westerly margin of Pitts Avenue and runs back between parallel lines 350 feet to a dead line in the rear measuring 60 feet thereon; and being described according to a survey made by Harvey Gee, dated May 4, 1948, as follows: Beginning on the westerly margin of Hadley Bend Road (now Pitts Avenue) at the common corner of Lots Nos. 6 and 7, said beginning point being 1394.6 feet south of the south line of the T.C.R.R. Company right-of-way; thence with the line between said lots, westwardly 350 feet to the northwest corner of Lot No. 7; thence with the west line of said lot, southwardly 60 feet to the corner of Lots Nos. 7 and 8; thence with the line between said lots eastwardly 350 feet to the westerly margin of Hadley Bend Road (now Pitts Avenue); thence with the westerly margin of said road, northwardly 60 feet to the point of beginning.

Being the same property conveyed to Thomas F. Reed, Sr. and wife, Pamela L. Reed, by Warranty Deed from William V. Youngblood and wife, Ramonia Youngblood, dated 10/28/1996 and recorded 10/29/1996 in Book 10240, page 364, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantors do further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of February, 2020.

DENICE LYTLE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

GRANTOR:

Thomas F. Reed Sr

Thomas F. Reed, Sr.

Pamela L. Reed

Pamela L. Reed

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thomas F. Reed, Sr. and wife, Pamela L. Reed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of February, 2020.

NOTARY PUBLIC
My Commission Expires: 10/26/2021

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Thomas F Reed Sr
Affiant
Pamela L Reed

SWORN TO and subscribed before me this 10th day of February, 2020.

NOTARY PUBLIC
My Commission Expires: 10/26/2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

DENICE LYTLE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY