Karen Johnson Davidson County
Batch# 390323 DEEDWARR
04/23/2020 10:25:36 AM 2 pgs
Fees: $13.00 Taxes: $1,509.60
20200423-0042590

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-24-2023
(AFFIX SEAL)

April G. Nichols State of Tennessee Notary Public Williamson County

MST 2020-0244

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelsey Leaverton	New Owner	180020A044.00CO
(NAME)	(NAME)	
7212 Holt Run Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Suzanne W. Reid, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelsey Leaverton,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section 1, The Ridge at Stone Creek, RS10 Cluster Lot Development of record in Plat at Instrument No. 20031027-0157621, 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 Robert W. Reid and Suzanne Reid, husband and wife by Warranty deed from Trevor B. Van Sandt and Ashley S. Hanson n/k/a, Ashley Van Sandt, husband and wife of record in Instrument No. 20141119-0106553 Register's Office for Davidson County, Tennessee, dated November 17, 2014 and recorded on November 19, 2014. The said Robert W. Reid having died on February 14, 2020 and said property vested to Suzanne W. Reid as the surviving tenant by entierties.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record as Plat Book 9700, Page 652, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, Page 365, as amended in Instrument No. 20010719-0076875 with Supplemental in Instrument No. 20020722-0087705 and Book 10953, Page 804, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 10324, Page 405, Register's Office for Davidson County, Tennessee. HOA Charter of record in Book 10324, Page 358, Register's Office for Davidson County, Tennessee. Conveyance of Open Space and Common Area of record in Instrument No. 20040719-0085622 and Instrument No. 20130611-0059043, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20020528-0064318, in the Register's Office for Davidson County, Tennessee.

This property, known as 7212 Holt Run Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 18th DAY OF March, 2020.

Suzanne Reid

Suzanne W. Reid

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Suzanne W. Reid, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of March, 2020.

Notary Public

My commission expires: 4-24-2023

(SEAL)

