WARRANTY DEED

Karen Johnson Davidson County
Batch# 408855 DEEDWARR
06/02/2020 10:56:25 AM 2 pgs
Fees: $13.00 Taxes: $1,050.80

20200602-0056455

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

Please return →

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Helen F. Owen, and Randall V. Owen, and Barbara Farrar Owen, Tenants in Common with Rights of Survivorship	Helen F. Owen, and Randall V. Owen, and Barbara Farrar Owen, Tenants in Common with Rights of Survivorship	064110A05700CO
(NAME)	(NAME)	
920 Chase Boulevard	920 Chase Boulevard	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201035

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, I/we, **Patrick Thomas Reed and Mackenzie Leding Reed, husband and wife** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Helen F. Owen, and Randall V. Owen, and Barbara Farrar Owen, Tenants in Common with Rights of Survivorship**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot 57, Caleb Chase, as shown on plat of record in Plat book 6250, page 821 and 822 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Patrick Thomas Reed and Mackenzie Leding Reed by Deed from Michael Wayne Leding dated November 3, 2017 and filed of record in Instrument No. 20171106-0114131, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4465, page 109; Book 6777, page 453; Book 6783, page 805; Book 7189, page 553 and Instrument No. 20100603-0043191, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 920 Chase Boulevard, Hermitage, TN 37076
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of June, 2020

Patrick Thomas Reed

Mackenzie Leding Reed

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Patrick Thomas Reed and Mackenzie Leding 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 such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of June, 2020.

Notary Public
My Commission Expires: 3/23/21

