Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

39-B
File #20-1279

Karen Johnson Davidson County
Batch# 433696 DEEDWARR
07/09/2020 12:06:58 PM 2 pgs
Fees: $13.00 Taxes: $1,983.20

20200709-0074644

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rusty L. Reid and wife, Andrea L. Reid**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Raelyn Wilson, an unmarried woman and Patricia Langham, an unmarried woman, as tenants in common with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 7 on the plan of Brook Meade, Section I, as of record in Book 2133, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Rusty L. Reid and wife, Andrea L. Reid, by deed from Erna T. Mace, a single woman, dated March 17, 2006, of record in Inst. No. 20060330-0036227, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 714 Davidson Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Raelyn Wilson **714 Davidson Road** **Nashville, TN 37205**	New owner	**115-07-0-012.00**

WITNESS THE EXECUTION HEREOF this 7th day of July, 2020.

Rusty L. Reid

Andrea L. Reid

State of Tennessee)
County of Davidson)

On this 7th day of July, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rusty L. Reid and Andrea L. Reid, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA L. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 536,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of July, 2020.

Notary Public

My Commission Expires: 5-9-2023

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023