This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $335,000.00.

Affiant

Subscribed and sworn before me this the 10 day of July, 2020.

Notary Public
My commission expires: 12/1/2020

Karen Johnson Davidson County
Batch# 436587 DEEDWARR
07/13/2020 12:20:15 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20200713-0076300

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Vanhooser & Rachel Vanhooser 111 Oakside Circle NW Madison, AL 35757	New Owner	187-05-0A 026.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN DANIEL REED AND JERI LYNN MILES REED F/K/A JERI LYNN MILES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL VANHOOSER AND RACHEL VANHOOSER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Final Plat of Burkitt Springs, Phase 4B of record in Plat at Instrument No. 20160802-0079556, 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 Stephen Daniel Reed and Jeri Lynn Miles, both unmarried, by deed from Regent Homes, LLC, a Tennessee limited liability company, dated 08/01/2017, of record in Instrument No. 20170802-0078746, Register's Office for Davidson County, Tennessee.

The said Jeri Lynn Miles Reed and Jeri Lynn Miles are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1153 Frewin St, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10 day of July, 2020.

Stephen Daniel Reed

Jeri Lynn Miles Reed

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Daniel Reed and Jeri Lynn Miles Reed, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of July, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022