Karen Johnson Davidson County
Batch# 444696 DEEDWARR
07/28/2020 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20200728-0082526

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Brett Lacey
508 Buckner Place
Nashville, TN 37209

From Information Furnished By
The Parties

Map and Parcel 91-131-A/2CO
Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JON DAVID REED AND WIFE, MICHELLE PAYNE REED**, has this day bargained and sold and does hereby transfer and convey unto, **BRETT LACEY AND MADALYN LACEY,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being all of Unit No. B, as shown on Exhibit "B" of the Declarations of Covenants, Conditions and Restriction for a Horizontal Property Regime with Private Elements for 6351 Columbia Avenue Homes, of record in Instrument Number 20170609-0058157, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Jon David Reed and wife, Michelle Payne Reed, by deed from Watauga Capital, LLC, dated September 27, 2018, appearing of record in Instrument Number 20181002-0097572, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20170609-0058157; and to any and all matters shown on said plat and survey of record in Plat Book 1130, page 100; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **BRETT LACEY AND MADALYN LACEY,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10th day of July, 2020.

Jon David Reed

Michelle Payne Reed

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Jon David Reed and Michelle Payne Reed, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 10th day of July, 2020.

Brandie A. Phillips
NOTARY PUBLIC
My Commission Expires: 5-18-24

BRANDIE A PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $445,000.00, which amount is equal to or greater than the Amount which the property transferred would ~~command at a fair and~~ voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 10th day of July, 2020.

Katherine Warren
NOTARY PUBLIC
My Commission Expires: 4-13-22

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD EXP. 4-13-2022

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022