WARRANTY DEED

Karen Johnson Davidson County
Batch# 449583 **DEEDWARR**
08/04/2020 01:38:42 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20200804-0086227

J-SB-TRUE-20-689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Connor Kennedy	**New Owner**	
(NAME) **5111 Stoneleigh Circle**	(NAME)	**146-4-127.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALKER CASEY REED, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONNOR KENNEDY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 506 on the Plan of Caldwell Hill, Section Nine, of record in Plat Book 3300, Page 25, Register's Office for said County.

Said Lot No. 506 fronts 82 feet on the southerly side of Harding Place and runs back 212.93 feet on the easterly line and 267.55 feet on the westerly line, to a dead line in the rear, on which it measures 84.96 feet.

Included in the above description, but excluded from this conveyance, is that property conveyed to the Metropolitan Government of Nashville and Davidson County from Walker Casey Reed, recorded June 20, 2013 in Instrument No. 20130620-0063488, Register's Office for Davidson County, Tennessee, described as follows:

Real property located in Nashville and Davidson County, Tennessee, being 4 feet in width, lying south of, adjacent to and parallel with the existing southerly right-of-way of Harding Place as shown on the "Right of Way Exhibit" to the Deed in Instrument No. 20130620-0063488, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The above described acquisition contains an area of 327.4 square feet, more or less.

Being the same property conveyed to Walker Casey Reed by Quitclaim Deed from Stephanie Marie Mouton Reed, recorded November 9, 2011 in Instrument No. 20111109-0087754, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Casey Reed, a married man, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, recorded December 1, 2005 in Instrument No. 20051201-0144727, Register's Office for Davidson County, Tennessee.

**Walker Casey Reed and W. Casey Reed are one in the same person.
**Said property is not the primary residence of the Grantor.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 25, Register's Office for Davidson County, Tennessee.
- Conveyance to the Metropolitan Government of record in Instrument No. 20130620-0063488, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument No. 20130620-0063489, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on

race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **689 Harding Place, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF JULY, 2020.

W Casey Reed

Walker Casey Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALKER CASEY 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2020.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212