WARRANTY DEED

Karen Johnson Davidson County
Batch# 469121 DEEDWARR
09/03/2020 10:21:54 AM 2 pgs
Fees: $13.00 Taxes: $1,172.53

20200903-0100363

A-EG-20-6125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2021

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)
Evan Greathouse and Leslie Greathouse	**Pinnacle Financial Partners**	
(NAME)	(NAME)	
6125 Bradford Hills Drive	**PO Box 702726**	**172-12-0B-240.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Dallas, TX 75370**	
(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, **KYLE REID AND AMANDA S. REID, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EVAN GREATHOUSE AND LESLIE GREATHOUSE, HUSBAND AND WIFE,** 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. 294 on the Plan of Section 10, Bradford Hills of record in Plat Book 7900, page 6, amended in Plat Book 7900, Page 495 as revised by the Surveyor's Certificate of Correction of record in Book 9219, page 115, 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 Kyle Reid and Amanda S. Reid, husband and wife by Warranty deed from Thomas D. Bagley, Trustee of the Paula Allson Bagley Trust established by the Last Will and Testament of Barbara Dawn Bagley, deceased of record in Instrument No. 20160818-0086577 Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 18, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of P.U.D. Boundary for Bradford Hills of record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Section Ten, Bradford Hills of record in Plat Book 7900, Page 495, as corrected by Surveyor's Certificate of Correction (Section Ten) of record in Book 9219, Page 115, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Bradford Hills, Section Ten of record in Book 8069, Page 170, Book 8267, Page 616, Book 8267, Page 618, Book 8372, Page 901, Book 8374, Page 591, Book 8522, Page 853, Book 8634, Page 799, Book 8885, Pages 517 - 519, and Book 9227, Page 69, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8071, Page 531, Registesr's Office for Davidson County, Tennessee.
- Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.
- Easement for Sewer and Water Mains, of record in Book 8377, Page 769, and Book 8377, Page 808, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space by deeds of record in Book 8154, Page 304 and Book 9779, Page 672, Book 9988, Page 932 Register's Office for Davidson County, Tennessee.
- Easement(s) Southern Bell Telegraph Company of record in Book 1113, Page 606 and Book 1318, Page 441, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 8896, Page 291, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6125 Bradford Hills Drive, 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 31 DAY OF AUGUST, 2020.

Kyle Reid

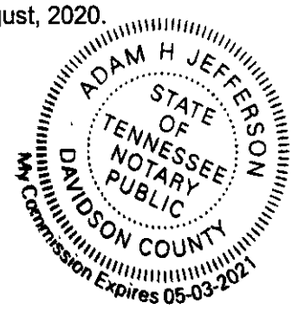
Amanda S. Reid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE REID, 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 August, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA S. REID, 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 August, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
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Nashville, TN 37212