WARRANTY DEED

Karen Johnson Davidson County
Batch# 482371 DEEDWARR
09/24/2020 11:59:29 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20200924-0110010

KEVIN WARY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-15-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Franklin Logan Reed	Pinnacle Bank	Tax Map - Parcel 082-16-0-270.00
(NAME)	(NAME)	
922 Fatherland Street	150 3rd Avenue, So. Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gregory M. Reed and Catherine E. Reed,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Franklin Logan Reed,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and Being Lot No. 111 on the Plan of Barrows Addition to Edgefield, now East Nashville, of record in Plan Book 1, page 13, Davidson County Chancery Court at Nashville, Tennessee,to which reference is hereby made for a more complete and accurate description.

Said Lot No. 111 fronts 50 feet on the southerly side of Fatherland Street and runs back between parallel lines 195 feet to an alley.

Being the same property conveyed to Gregory M. Reed and Catherine E. Reed, husband and wife, by deed dated August 11, 2017 from Bertha Louise Wilson a/k/a Bertha S. Wilson. a/k/a Bertha L. Wilson, unmarried, as shown of record in Instrument #201708110082548, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 922 Fatherland St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 18th day of September, 2020.

Gregory M. Reed

Catherine E. Reed

State of Tennessee
County of Rutherford

Personally appeared before me Gregory M. Reed and Catherine E. Reed, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18 day of September, 2020.

Notary Public

My Commission Expires: 5-15-2024

File No.: 16923

