Karen Johnson Davidson County
Batch# 506677 DEEDWARR
11/02/2020 10:17:01 AM 2 pgs
Fees: $13.00 Taxes: $741.48

20201102-0127676

WARRANTY DEED

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

W-SB-VRES-20-1845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Latoya D. Harris		
(NAME)	(NAME)	**163-16-0C-113.00-CO**
1845 Isabelle Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-7329		
(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, **DARIUS M. REED AND SHANNON K. REED, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LATOYA D. HARRIS, A SINGLE WOMAN,** 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. 113 on the Plan of Final Plat First Revision of Matlock, Phase 1, a Residential Planned Unit Development, of record in Instrument No. 20070430-0051281, as revised in Instrument No. 20180328-0028761, and as established by the Master Deed of Matlock Townhomes recorded in Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599 and Instrument No. 20070705-0080103, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Darius M. Reed and Shannon K. Reed, husband and wife by Warranty Deed from Jamie Mattoon n/k/a Jamie Mattoon Wood, married of record in Instrument No. 20180525-0050522 Register's Office for Davidson County, Tennessee, dated May 17, 2018 and recorded on May 25, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20070430-0051281 and revised in Instrument No. 20180328-0028761, Register's Office of Davidson County, Tennessee.
- Master Deed for Matlock Townhomes of record in Instrument Number 20070502-0052533, amended in Instrument Number 20070509-0055599 and Instrument Number 20070705-0080103, Instrument No. 20100122-0005543 and Instrument No. 20100503-0033517, Register's Office for Davidson County, Tennessee.
- By-Laws of Matlock Townhomes shown as Exhibit "C" to the Master Deed of record in Instrument Number 20070502-0052533, in the Register's Office for Davidson County, Tennessee.
- Charter of The Matlock Townhome Owners Association of record in Instrument Number 20070419-0046798, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common open space to Matlock Townhomes Owners Association of record in Instrument Number 20120209-0011829, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060712-0083452, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060503-0050917, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater of record in Instrument Number 20170817-0084468, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1845 Isabelle Lane, Antioch, Tennessee 37013-7329**.

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 21st DAY OF OCTOBER, 2020.

Darius M. Reed

Shannon K. Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARIUS M. 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 14th of October, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON K. 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 14th of October, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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