Karen Johnson Davidson County
Batch# 512906 DEEDWARR
11/10/2020 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20201110-0132190

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3086

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of November, 2020

Notary Public

Commission Expires: _____

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Valley Land Partners, LLC 405 South 10th Street Nashville, TN 37206	F&M Bank 2081 Wilma Rudolph Boulevard Clarksville, TN 37040	083-13-0-527.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Wallace Matthew Reid, III

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Valley Land Partners, LLC

HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 10 on the Plan of Shelby Hills, Section Three, as of record in Book 3500, Page 116, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10 fronts 58.93 feet on the East side of South Tenth Street, and extends back 192.98 feet on the North line and 191.24 feet on the South line, to a dead line in the rear on which it measures 58.93 feet.

Being the same property conveyed to Doris Faye Phillips by Warranty deed from Lillian Ruth King, unmarried of record in Book 5521, page 486, Register's Office for Davidson County, Tennessee, dated October 24, 1979 and recorded on October 29, 1989.
Being the same property conveyed to Wallace Matthew Reid, III by Quitclaim deed from Estate of Doris Faye Phillips by Jane P. Wood and John P. Wood, Co-Administrators of record in Instrument No. 20080506-0046401 Register's Office for Davidson County, Tennessee, dated May 02, 2008 and recorded on May 06, 2008.
Being the same property conveyed to Wallace M. Reid, Jr. by Quitclaim Deed from Wallace Matthew Reid, III of record in Instrument No. 20130207-0012723, Register's Office for Davidson County, Tennessee, dated February 06, 2013 and recorded on February 07, 2013.

Wallace Reid, Jr. died on or about September 26, 2019. Estate of Wallace M. Reid, Jr., Docket No. 20P422 and Will recorded in Instrument No. 20200508-0048210, to establish Muniment of Title.

Being also known as 405 South 10th Street, Nashville, Tennessee 37206-2950.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 405 South 10th Street, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of November, 2020.

Wallace Matthew Reid III
Wallace Matthew Reid, III

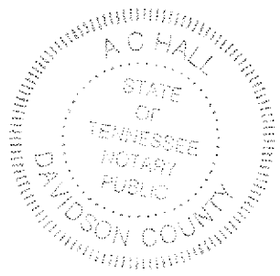
STATE OF TENNESSEE
COUNTY OF WILLIAMSON Brentwood (mc)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wallace Matthew Reid, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood (Brentwood (mc)), Tennessee this 5th day of November, 2020.

A C Hall
Notary Public
My Commission Expires: 5.2.22

(Notary Seal)



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021