Batch# 518498
11/19/2020 09:22:40 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20201119-0136161

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 18200006200

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Carlos R. Smith and Melonie Smith and
Philip H. Paul
13601 Old HIckory Blvd.
Antioch, Tn 37013

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MATTHEW S. REED AND WIFE, TRACIE REED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **CARLOS R. SMITH AND MELONIE SMITH, HUSBAND AND WIFE, AND PHILIP H. PAUL, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

LAND in the 2nd Civil District of Davidson County, Tennessee, and fronting on Old Hickory Boulevard at a concrete monument approximately 2566 +/- east of Whitmore Lane and being Tract Number 2 on the Plan of Neely's Acres as recorded Book 6250, page 60, and proceeding along a gravel road S 5° 00' 59" W, 1063.76' to an iron pin at the intersection of two fences; thence S 88° 00' 23" E, 206.33' to an iron pin; thence N 5° 03' 45" E, 1051.17' to an iron pin at the southerly margin of Old Hickory Boulevard; thence along Old Hickory Boulevard N 84° 30' 31" W, 206.90' to the beginning, containing 5.01 acres more or less.

BEING the same property conveyed to Matthew S. Reed, married, by Quitclaim Deed from Sam R. Reed, Jr. married, dated January 17, 2015, appearing of record in Instrument No. 20150127-0007645, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 13601 Old Hickory Blvd, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2020 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

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BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10 day of November, 2020.

Matthew S. Reed

Tracie Reed

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Matthew S. Reed and Tracie Reed, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 10 day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 8-15-21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $565,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melanie R. Smith
AFFIANT

Sworn to and subscribed before me this 17th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

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