Karen Johnson Davidson County
Batch# 583333 DEEDWARR
03/03/2021 12:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20210303-0027435

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00.

Affiant

Subscribed and sworn to me on March 1, 2021.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (WHB)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File # 34340

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Edward Tony Reed and Dana Jean Reed 5027 Darlington Drive, Unit 3-B Nashville, TN 37211	NEW OWNER	147-09-0A-001.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, HUNTER D. REED, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto EDWARD TONY REED and DANA JEAN REED, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 3-B on Lot No. 3 on the Plan of Darlington Place of record in Plat Book 6200, Page 544,aka Unit 3B Darlington Condominiums of record in Master Deed of record in Book 7357, page 380, 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 Hunter Reed, unmarried by Quitclaim deed from Dana Reed, married, as to her fifty percent (50%) interest of record in Instrument No. 20200207-0014671 Register's Office for Davidson County, Tennessee, dated February 07, 2020 and recorded on February 07, 2020 and Scrivener's Affidavit recorded on February 26, 2020 in Instrument No. 20200226-0021560.

Subject only to the following Permitted Exceptions:

1. Taxes for the year 2021, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 544 and re-subdivided in Plat Book 6200, Page 806, Register's Office for Davidson County, Tennessee.
3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Darlington Condominiums of record in Book 7357, Page 380, Register's Office for Davidson County, Tennessee.
4. Charter of record in Book 7408, Page 726, in the Register's Office for Davidson County, Tennessee.
5. Easements to Metro Government of Nashville and Davidson Co. for sanitary sewers and/or storm drainage of record in Book 5679, Page 593, in the Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 2863, Page 350, Book 3074, Page 300 and Book 3437, Page 101, in the Register's Office for Davidson County, Tennessee.
7. Deed of Conveyance of record in Book 7416, Page 257 and Book 7416, Page 276, in the Register's Office for Davidson County, Tennessee.
8. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
9. Subject to rights of others in and to the common areas and/or elements.
10. Deed of Trust by Mark H. Merritt and wife, Susan L. Merritt, trustor, to Jonathan J. Foley, II, trustee, for the benefit of American National Financial, Inc., beneficiary, to secure a note in the original amount of $93,000.00 secured thereby, dated January 22, 1990, and recorded on January 29,1990, of record in Book 8033, Page 745 and Re-recorded on March 09, 1990 in Book 8061 and Page 204, Register's Office for Davidson County, Tennessee; together with the Assignment of Deed of

Trust recorded on March 27, 1990 of record in Book 8072, Page 958, in the Register's Office for Davidson County, Tennessee; together with Assignment of Deed of Trust recorded on January 28, 1991 of record in Book 8381, Page 62, in the Register's Office for Davidson County, Tennessee. Attempted release in Book 8282, Page 433, that releases the re-recorded DOT only.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand effective this 1st day of March, 2021.

Hunter D. Reed

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public of said County and State, personally appeared Hunter D. Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained of his own free will and act.

Witness my hand and seal, this 1st day of March, 2021.

Notary Public, State of Tennessee
My Commission Expires: June 7, 2023

WILLIAM H. BALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

CERTIFICATE OF AUTHENTICITY

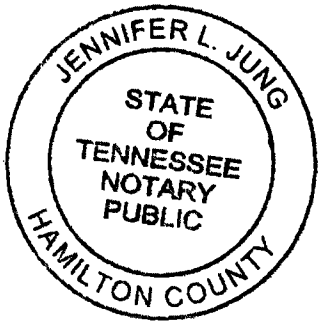
I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William H. Ball

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for this state, William H. Ball, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public, State of Tennessee

My Commission Expires: 7/9/2022