WARRANTY DEED

Karen Johnson Davidson County
Batch# 784586 DEEDWARR
01/05/2022 08:18:30 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20220105-0001562

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 345,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME THIS 23rd day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 10.20.24
(Affix Seal)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin A. Lauck, II and Alana Lauck	mtg. Investors Group	
568 Brewer Drive	8320 E. Walker Springs	**147-14-0-083.00**
Nashville, TN 37211	Ln. # 200	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Knoxville, TN 37923	

FOR AND 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,WE, **Nick Reed and Courtney Reed, Husband and Wife,**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Kevin A. Lauck II and Alana Lauck, Husband and Wife,**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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 568 Brewer Drive, Nashville, Nashville, TN 37211. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 308 on the plan of Whispering Hills, Section II-B, as of record Book 2331, Page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete and accurate legal description.

Being the same property conveyed to Nick Reed and Courtney Reed, Husband and Wife, by Warranty Deed from W. Brandon Gregg and Courtney N. Clay n/k/a Courtney N. Gregg dated 02/22/2017 and filed for record on 03/03/2017 of record in Instrument No. 20170303-0021504, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **568 Brewer Drive, Nashville, TN 37211**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 23rd day of December, 2021.

Nick Reed

Courtney Reed

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nick Reed and Courtney Reed** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2021.

Commission Expires: 3/1/25

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Dec. 23, 2021

Signature 12/23/21 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of December, 2021.

Notary's Signature

My Commission Expires: 10-20-24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024