RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-396

Karen Johnson Davidson County
Batch# 827484 DEEDWARR
03/24/2022 09:16:15 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20220324-0033826

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($290,000.00) cash in hand paid, the receipt of which is hereby acknowledged, W. CASEY REED, A MARRIED MAN ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto Pedro de la Torre and Maria Rea HUSBAND AND WIFE, their heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Unit No. 325, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685, and rerecorded as Instrument No. 20040212-0017074, and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, all in the Register's Office of Davidson County, Tennessee. Said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to W. Casey Reed by deed from Eric Sox, dated November 15, 2012, and of record in Instrument No. 20121119-0106350, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Master Deed for The Hillmont Condominiums, recorded as Instrument No. 20040209-0015685, and rerecorded as Instrument No. 20040212-0017074, and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, all in the Register's Office of Davidson County, Tennessee.

2. Right of Entry Agreement in favor of VSC Cable, Inc. d/b/a Viacom Cable of record in Book 9921, Page 620, in the Register's Office of Davidson County, Tennessee.

3. Grant of Easement in favor of Comcast of Nashville I, LLC, of record as Instrument No. 20110930-0075711, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' heirs and assigns, forever. And the Grantor covenants with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' heirs and assigns, against the lawful claims of all

persons whomsoever.

Grantor further certifies that the property being conveyed herein is investment property, and warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of March, 2022.

Walker Casey Reed
W. CASEY REED

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared W. CASEY REED, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 22nd day of March, 2022.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires: 10-19-24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Walker Casey Reed
AFFIANT

Sworn to and subscribed before me this 22nd day of March, 2022.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires: 10-19-24

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Map & Parcel No: 117-11-0J-325.00

ADDRESS OF NEW OWNERS:
PEDRO DE LA TORRE and MARIA REA
2011 IVY CREST DRIVE
Brentwood, TN 37027

SEND TAX BILLS TO:
OWNERS