Karen Johnson Davidson County
Batch# 854160 DEEDWARR
05/12/2022 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20220512-0054664

Prepared By & Return To:
Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2114

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of April, 2022

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Randall A. Warren and Lori A. Warren 7177 Bay Cove Trail Nashville, TN 37221	SWBC Mortgage Corp. 278 Franklin Road Ste 4-180 Brentwood, TN 37027	141-12-0B-095-00-CO

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,

Walker Casey Reed, unmarried

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

Randall A. Warren and Lori A. Warren, 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:

Land in South Davidson County, Tennessee, being Lot No. 107 on the plan of Southampton, Phase V, as of record in plat book 6900, page 217, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to C. Chad Weems and wife, Jeanie S. Weems by Warranty deed from David J. Amrol and wife, Jennifer G. Amrol of record in Instrument No. 20030626-0088838 Register's Office for Davidson County, Tennessee, dated June 24, 2003 and recorded on June 26, 2003.

Being the same property conveyed to W. Casey Reed by Trustees deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20050812-0095694 Register's Office for Davidson County, Tennessee, dated August 09, 2005 and recorded on August 12, 2005.

Being the same property conveyed to Walker Casey Reed by Quitclaim deed from Stephanie Marie Mouton Reed of record in Instrument No. 20111109-0087753 Register's Office for Davidson County, Tennessee, dated July 15, 2011 and recorded on November 09, 2011.

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: 7177 Bay Cove Trail, Nashville, TN 37221

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 used, 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 29th day of April, 2022.

Walker Casey Reed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of April, 2022, before me personally appeared Walker 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, at office, this 29th day of April, 2022.

Notary Signature
My commission expires:

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 4-29-22.

Affiant Signature

5-4-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-4-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON