# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 09:35 2 pgs
Fees:13.00 Taxes:466.20
20060103-0000225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Mary or Mark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2005.

M Lee Hackbarth
Notary Public

MY COMMISSION EXPIRES: 4-9-09

(AFFIX SEAL)

M LEE HACKBARTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel B. Billington | Wells Fargo Bank NA | Map 161-8 |
| (NAME) | (NAME) | |
| 379 Ocala Drive | 2211 Butterfield Rd | Parcel 81 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Downers Grove IL 60515 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **JAMES DAVID REEVES AND WIFE, MELANIE REEVES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL B. BILLINGTON AND WIFE, CYNTHIA M. BILLINGTON,** 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 Davidson County, Tennessee, being Lot No. 122 on the Plan of Southwood of record in Plat Book 2663, pages 125-126, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James David Reeves, an unmarried person, by deed from Ernest R. Harlin and wife, Ona B. Harlin, of record in Instrument #20010404-0032870, said Register's Office. James David Reeves has since married. Melanie Reeves joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and paid by the grantor(s); (b) all matters appearing on the plan of record in Book 2663, pages 125-126, said Register's Office; (c) restrictive covenants of record in Book 2904, page 51, said Register's Office; and (d) easement of record in Book 6411, page 354, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 379 Ocala Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 29th day of December, 2005.

James David Reeves
James David Reeves

Melanie Reeves
Melanie Reeves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James David Reeves and Melanie Reeves, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of December, 2005.

Commission expires:

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE JOHN GREGORY HARDEMAN Exp. 3/21/09

Notary Public