WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,940.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/23/06 16:02 2 pgs
Fees:13.00 Taxes:562.18
20060123-0008768

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Reese, Jr.	Bank of America, NA	058-07-0-001.00
(NAME)	(NAME)	
4800 Drakes Branch Rd.	FL2-002-01-02	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	TAMPA, FL 33619	
(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, Lunetta Scruggs and Charnita J Douglas Co-Administrators of the Estate of Ruth J. Rucker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Reese, Jr., and wife, Elaine D. Reese, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 4800 Drakes Branch Rd., Nashville, TN 37218
(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 6th day of January, 2006.

Lunetta Scruggs, Co-Administrator

Charnita J Douglas, Co-Administrator

File No.: 103131

EXHIBIT A

Being Lot No. 23 on the Plan of Gold Key Estates, Section 2, as of record in Plat Book 3842, Page 265, Register's Office for Davidson County, **Tennessee**, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Said lot No. 23 fronts 138.42 feet on the easterly side of Drakes Branch Road and extends back 325.0 feet on the north line and 345.0 feet on the south line to a broken line in the rear, measuring 123.77 feet thereon.

Being the same property conveyed to Hershel Rucker and wife, Ruth J. Rucker in Book 4441 Page 305 Register's Office for Davidson County Tennessee. The said Hershel Rucker having predeceased Ruth J. Rucker, Ruth J. Rucker having since died. An estate was opened in the Probate Court for Davidson County Tennessee in docket number 05P-942 appointing Lunetta Scruggs and Charnita J. Douglas as Co-Administrators.

State of Tennessee
County of Davidson

On this 6th day of January, 2006, before me, personally appeared Lunetta Scruggs and Charnita J. Douglas as Executors/Administrators of the Estate of Ruth J. Rucker, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Tiffany R. Addison
Notary Public

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009