Davidson County DEEDWARR
Recvd: 05/19/06 09:50 2 pgs
Fees:13.00 Taxes:475.45

20060519-0058909

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-FD-06-116

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fisher Dezevallos	Fisher Dezevallos	
116 Harding Place	(NAME) 116 Harding Place	130-01-0A-024.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES J. REESE, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FISHER DEZEVALLOS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Unit C-8, BELLE MEADE TERRACE CONDOMINIUMS, 116 HARDING PLACE, as shown on plat of record in Plat Book 5200, Page 325, in the Register's Office, Davidson County, Tennessee, together with an undivided interest in the common elements, as described in Master Deed of record in Book 5730, Page 27, et seq., in the said Register's Office, to which plat reference is hereby made for a more particular description of said property.

The above-described property is not and has not been the primary residence of the grantor(s) herein.

Being the same property conveyed to James J. Reese by Quitclaim Deed from Richard M. Davenport, Trustee, recorded on the 23rd day of June, 2003 in Instrument No. 20030623-0086371, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 5730, Page 27; Book 5730, Page 23; Book 2500, Page 325; and Book 11032, Page 431; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 116 Harding Place, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 17th day of May, 2006.

James J. Reese, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James J. Reese, Jr., the within named bargainor, 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 the 17th day of May, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903