# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/22/06 08:44 2 pgs
Fees:13.00 Taxes:358.52
**20060522-0059438**

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$96,896.70.**

Affiant

Subscribed and sworn to before me this 19th day of May, 2006

Notary Public
My Commission expires: 8/28/06
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Joseph Robertson | SAME | 105.01-597.00 |
| 4117 Hillsboro Pike Box 103122 | | |
| Nashville, TN 37215 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rickie Ann Reese, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robertson Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 19 on the plan of Plan of Revised, Section Ninety-Eight, Edgehill Estates, of record in Plat Book 4860, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**SAID Lot No. 19 fronts 33.00 feet on the westerly margin of 13th Avenue Circle and extends back 109.75 feet on the northerly line and 90.4 feet on the southerly line to a dead line in the rear, measuring 99.08 feet thereon.**

**Being the same property conveyed to Ricky Ann Reese, an unmarried woman, by deed from Rickie Ann Reese, an unmarried woman, and Bridgett Glenn, surviving heir of John Walter Payne, who died on November 26, 2000, on February 16, 2004, of record in Instrument Number 20040310- 0027844, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 105.01-597.00.
- Subject to all matters as shown on the Plan of record in Plat Book 4860, page 54, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7347, page 511, Register's Office for Davidson County, Tennessee.
- HOA Charter as set forth in instrument recorded in Book 7526, page 624, Register's Office for Davidson County, Tennessee.

This is improved property known as: **117 13th Ave. Circle, Nashville, TN**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 19, 2006.

Rickie Ann Reese
**Rickie Ann Reese**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rickie Ann Reese, an unmarried woman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 19, 2006

My commission expires 8/22/06

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY