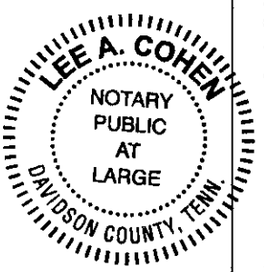
Davidson County DEEDWARR
Recvd: 06/06/07 14:24 2 pgs
Fees:13.00 Taxes:784.40

20070606-0067956



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/22/2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATT HODGES		**132-16-0-025.00**
(NAME)	(NAME)	
4712 TIMBERHILL DRIVE	New owner	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAMES J. REESE, JR., MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATT HODGES,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 802 on the Plan of Section Thirteen, Caldwell Hall, of record in Plat Book 3300, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James J. Reese, Jr., from Lynn Brothers Company, a partnership composed of John Stuart Lynn and Richard Bruce Lynn, by deed of record in Instrument No. 20060728-0091511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plan of record in Book 3300, page 66 and restrictions of record in Book 1788, page 108 and Book 3435, page 357, said Register's Office and any and all other easements, restrictions and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR, JAMES J. REESE, JR.

Unimproved ( )
This is improved(X) property known as **4712 TIMBERHILL 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 my hand this 31st day of May, 2007.

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, the within named James J. Reese, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2007.

My commission expires: **September 22, 2007.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public