THIS DOCUMENT PREPARED BY (~~AND AFTER RECORDING RETURN TO~~):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03747

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013

Property Address:
8112 Bonnafair Drive, Nashville, TN 37076

Davidson County DEEDWARR
Recvd: 06/13/07 12:44 2 pgs
Fees:13.00 Taxes:521.70
20070613-0070907

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stephanie Reece, married**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Beverly E. Black, unmarried** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot Number 2, on the Plan of Hermitage Hills, Section Twelve, as shown by plat of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Eric Reece, dated March 6, 2007, and recorded March 14, 2007, in the Register's Office for Davidson County, Tennessee, Instrument Number 20070314-0031068.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 31st day of May, 2007.

Stephanie Reece {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 31st day of May, 2007, before me, the undersigned officer, personally appeared Stephanie Reece, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $141,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 31st of May, 2007.

Notary Public

My Commission expires: 7-17-08

Name of Owner and Property Address:
Beverly E. Black
8112 Bonnafair Drive
Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
mail to same address as
new owner.

Tax Parcel ID#: 074-04-0 029.00