File No. 70440

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July 19, 2008

PREPARED BY AND/OR RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis E. Reyes	Realty Mortgage Corporation	06409021700
(NAME)	(NAME)	
4245 Brackenwood Drive	215 Katherine Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Flowood, MS 39232	
(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, Amy M. Cecil and Jason Cecil, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis E. Reyes and Kimberly N. Reyes, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Southfork Subdivision, Section 1, as of record in Plat Book 6250, Pages 384 and 385, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amy M. McCoy, unmarried by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated December 30, 2004, and recorded on January 6, 2005, of record in Instrument No. 20050106-0002335, Register's Office for Davidson County, Tennessee; being further conveyed to Amy M. Cecil and Jason Cecil, husband and wife, by QuitClaim Deed dated August 18, 2005, and recorded on August 29, 2005, of record in Instrument No. 20050829-0103400, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/26/07 15:23 2 pgs
Fees:13.00 Taxes:566.10
20070626-0076400

Amy M. McCoy and Amy M. Cecil is one and the same person.

Subject to restrictions of record in Book 6596, page 797, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 4245 Brackenwood Drive, Old Hickory, TN 37138

(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 15th day of June, 2007.

Amy M. Cecil

Amy M. Cecil

Jason Cecil

File No. 70440

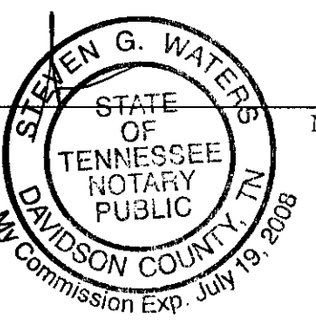
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy M. Cecil and Jason Cecil, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2007.

Commission expires:



Notary Public