Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/19/07 14:52 2 pgs
Fees:13.00 Taxes:589.78
20070719-0086071

ADDRESS NEW OWNER:
Charles Robert Reeves
8207 Sawyer Brown Road E-2
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Gateway Funding Diversified Mortgage Services, LP
278 Franklin Road, Suite 238
Brentwood, TN 37027

MAP	**140-10**
GROUP	**A**
PARCEL	**28.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Susanne Young,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Charles Robert Reeves, unmarried,** 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 Unit E-2, together with the carport designated E-2C, in River Plantation Section One, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, page 59, Register's Office, Davidson County, Tennessee, and described in a Master Deed of record in Book 4562, page 474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa D. Zamora, by Deed from Freda Barrick, unmarried, of record in Instrument No. 20050413-0041232, Register's Office for Davidson County, Tennessee; further being conveyed to Susanne Young by Substitite Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee, of record in Instrument No. 20070430-0051162, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **8207 Sawyer Brown Road E-2, Nashville, Tennessee 37221.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **17th** day of **July, 2007.**

Susanne Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Susanne Young**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of July, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $159,400.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of July, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008