Davidson County DEEDWARR
Recvd: 06/04/08 13:50 5 pgs
Fees:28.00 Taxes:521.33
20080604-0057260

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $140,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2008.

Notary Public

My commission expires: 11/20/2011

MARK A. NOBLES Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC.
367 Riverside Drive Suite 105
Franklin, TN 37064
(615)-628-5225

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paul M. Reeves **Kelli G. Reeves**		
1150 Riverwood Drive	Same	61-12-0-159.00
Nashville, Tennessee 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Marnie Sharp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul M. Reeves and Kelli G. Reeves, 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 THE WESTERLY 52 FEET FRONT AND 41 FEET REAR OF LOT NO. 23 ON THE PLAN OF EASTDALE PLACE, WHICH IS A SUBDIVISION OF A PART OF LOT NO. 4 IN THE DIVISION OF THE OF THE WILLIAM WILLIAMS LANDS ON THE GALLATIN TURNPIKE, AS OF RECORD IN BOOK 547, PAGES 29 AND 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MARNIE SHARP, UNMARRIED BY WARRANTY DEED FROM LISA M. NEIDEFFER AND DAVID L. NEIDEFFER, TENANTS IN COMMON, RECORDED ON THE 5TH DAY OF AUGUST, 1998 IN BOOK 11053, PAGE 135, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2008 and subsequent years, a lien not yet due and payable.
County of Davidson taxes for the year 2008 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EASTDALE PLACE, as recorded in Plat Book 547, Page(s) 29 and 30, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion,

sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved (__X__) unimproved (____) property known as 1150 Riverwood Drive, Nashville, Tennessee 37216.

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 in 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/our hand(s) this 3rd day of June, 2008.

Marnie Sharp
Marnie Sharp

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Marnie Sharp , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2008.

MARK A. NOBLES Notary Public RUTHERFORD COUNTY, TN

Notary Public

My Commission Expires: [illegible]/2011

RETURN TO:
SIGNATURE TITLE SERVICES, LLC
367 Riverside Drive Suite 105
Franklin, TN. 37064

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 52 FEET FRONT AND 41 FEET REAR OF LOT NO. 23 ON THE PLAN OF EASTDALE PLACE, WHICH IS A SUBDIVISION OF A PART OF LOT NO. 4 IN THE DIVISION OF THE OF THE WILLIAM WILLIAMS LANDS ON THE GALLATIN TURNPIKE, AS OF RECORD IN BOOK 547, PAGES 29 AND 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

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I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

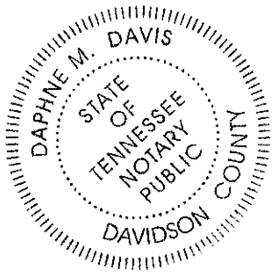
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires:11-14-2009



(Seal)