**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

| | |
|---|---|
| Davidson County | DEEDWARR |
| Recvd: 07/11/08 14:42 | 3 pgs |
| Fees:18.00 Taxes:471.75 | |
| **20080711-0071543** | |

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $127,500.00**

Brandalyn Hayes
**Affiant**

**Subscribed and sworn to before me, this 17th day of June, 2008.**

Tiffany R Addison
**Notary Public**
**My commission expires:** March 21, 2009

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp.

**03-0805-35463**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Tony Christopher Reeves | Regions Bank d/b/a Regions Mtg. | 149-06-0131.00 |
| 2813 Johnson Pass Drive | 2050 Parkway Office Circle | |
| Antioch TN 37013 | Birmingham, AL 35244 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andres Rodriguez and wife, Veronica Rodriguez, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tony Christopher Reeves, hereinafter called the Grantees, their successors 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. 31 on the Plan of Oakwood Subdivision, Phase Six, Section One, of record in Book 7900, Page 419, corrected in Book 8705, Page 870, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andres Rodriguez and wife, Veronica Rodriguez by deed from Timothy C. McCord and wife, Margaret J. McCord, dated 7-29-99, recorded 7-30-99 of record in Book 11596, Page 277, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2813 Johnson Pass Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of June, 2008.

Andres Rodriguez

Veronica Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andres Rodriguez and Veronica Rodriguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of June, 2008.

~~Karen Colbert~~ Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: ~~7-24-2010~~ 2/22/09

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, 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.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires: _____

