Davidson County DEEDWARR
Recvd: 11/17/08 11:41 2 pgs
Fees:13.00 Taxes:835.83
20081117-0113150

Return to: Gregory S. Perrone
109 Westpark Dr. Suite 330
Brentwood, TN 37027

Warranty Deed

	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $225,900.00. Affiant Subscribed and sworn to before me, this the 14th day of November, 2008. Notary Public My commission expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Grady Mallory Grady	Wells Fargo Bank, N.A.	Map: 083-100
207 N 16th Street	2600 Lake Lucien Dr., Ste 312	Parcel: 153.00
Nashville, TN 37206	Maitland, FL 32751	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BENJAMIN A. REEVES AND JENNIFER KIILERICH HANSEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW GRADY AND MALLORY GRADY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 South 50.0 Feet of Lot Nos 19 and 20 and the South 50.0 Feet of the West 38.0 Feet of Lot No. 18 on the Plan of W.R. Cornelius, Jr. Subdivision of record in Plat Book 57, Page 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 50.0 feet on the easterly side of North 16th Street and runs back between parallel lines, along the North margin of an alley, 150.0 feet to a rear line measuring 50.0 feet thereon.

Being the same property conveyed to Benjamin A. Reeves and Jennifer Kiilerich Hansen by deed from Robert Ikard, Jr. of record as Instrument No. 20050426-0046332, in the Register's Office for Davidson County, Tennessee, dated April 21, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 207 N 16th Street, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of November, 2008.

Benjamin A Reeves
By Soren Kiilerich
His Attorney-in-Fact

Benjamin A. Reeves signed by
Soren Kiilerich, his attorney-in-fact

Jennifer Kiilerich Hansen
By Soren Kiilerich
Her Attorney-in-Fact.

Jennifer Kiilerich Hansen signed by
Soren Kiilerich, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2008, before me personally appeared Soren Kiilerich, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Benjamin A. Reeves as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Benjamin A. Reeves.

J. Brandon Miller
Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2008, before me personally appeared Soren Kiilerich, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer Kiilerich Hansen as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Jennifer Kiilerich Hansen.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY