Davidson County	DEEDWARR
Recvd: 01/20/09 09:52	2 pgs
Fees:13.00 Taxes:259.00	
20090120-0004520	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF January 2009.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-7-2011
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J Reese Jr. 4826 Milner Drive Nashville, TN 37211	Same	Map 147 06 0 Parcel 120.00

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 acknowledged, we,

Music City Investments LLC

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James J. Reese Jr.

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. 13 on the Plan of Section 1 Revised Caldwell Hall of record in Book 2900, page 57, 58, and 59, Register's Office for said County.

Said Lot No. 13 fronts 78 feet on the southerly margin of Milner Drive and extends back 135.5 feet on the westerly line and 143.6 feet on the easterly line to a dead line in the rear, measuring 128.5 feet thereon.

Being the same property conveyed to Sidar A. Bordas, and Carolina Guzman, by Warranty Deed from Adele A. Jewell, dated April 29, 2002, and recorded in Instrument No. 20020510-0057913, in the Register of Deeds Office in and for Davidson County, Tennessee.

Being the same property conveyed to Music City Investments LLC, by deed from Sidar A. Bordas, and Carolina Guzman, dated January 16, 2009, of record in Instrument No. 20090116-0004206 Register's Office for Davidson County, TN.

This conveyance is made subject to the following:
1) 2009 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 4826 Milner Drive Nashville, TN 37211
(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 my hand(s) this 16th day of January, 2009.

Music City Investments, L.L.C.

By: Hunter Simpson
Chief Manager for
Music City Investments LLC

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 16th day of January, 2009, before me, appeared Hunter Simpson, to me personally known (or proved to me on the basis of satisfactory evidence), who being by me duly sworn (or affirmed) did say that he is the Chief Manager of Music City Investments, LLC, a Tennessee Limited Liability Company and that said instrument was signed in behalf of said Music City Investments, L.L.C, and he acknowledged said instrument to be the free act and deed of the said Music City Investments, L.L.C.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 16th, day of January, 2009

NOTARY PUBLIC

My commission expires: 3.7.2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027