WARRANTY DEED

P-ERA-09-0504

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 13th DAY OF April, 2009.

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Brown	New Owner	
504 Swiss Ave.	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		161-15-0B-004.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL M. REEVES AND WIFE, MELODY REEVES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JARED BROWN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Unit 4, ROSEMONTE TOWNHOMES, Phase 1, as established under Master Deed of record in Instrument No. 20051117-0138877, amended in Instrument No. 20070517-0059078, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Daniel M. Reeves and wife, Melody Reeves, by Warranty Deed from Affordable Housing Resources, Inc. recorded May 2, 2006 in Instrument No. 20060502-0050211, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to A) 2009 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20051117-0138877 and amended in Instrument No. 20070517-0059078, Book 2400, page 596, and Book 4730, page 607, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 504 Swiss Avenue, Nashville, Tennessee 37211-7449
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13th day of April, 2009.

Daniel M Reeves
Daniel M. Reeves

Melody Reeves
Melody Reeves

BILL GARRETT, Davidson County
Trans: T20090025006 DEEDWARR
Recvd: 04/15/09 15:58 2 pgs
Fees: 13.00 Taxes: 569.80
20090415-0034379

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 13th day of April, 2009, before me personally appeared Daniel M. Reeves and wife, Melody Reeves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of April, 2009.

Notary Public

My Commission Expires: 10-16-11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

~~RETURN TO:~~
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959