WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090040730 DEEDWARR
Recvd: 06/18/09 12:09 2 pgs
Fees: 13.00 Taxes: 721.87

20090618-0056784

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$195,100.00.**

Deborah Dare Johnson
Affiant

Subscribed and sworn to before me this 16th day of June, 2009.

Deborah H. Berrie
Notary Public
My Commission expires: 3/20/2010
(Affix Seal)

DEBORAH H. BERRIE — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Todd Dills	BAC Home Loans Servicing	083-02-0-103.00
1430 Roberts Avenue	P.O. Box 10219	
Nashville, TN 37206	Van Nuys, CA 91410-0219	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Paul M. Reeves and Kelli G. Reeves, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Todd Dills and spouse, Susannah Felts**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 10 on the plan of Subdivision of the Roberts Property, of record in Book A page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 10 fronts 50 feet on the southerly side of Roberts Avenue and runs back between parallel lines 168 feet more or less to an alley.

Being the same property conveyed to Paul M. Reeves and Kelli G. Reeves, husband and wife, from Raymond C. Ashworth, Jr., Executor of The Estate Of Mary Elizabeth Pulley, by deed on August 18, 2008, of record in Instrument Number 20080822-0086401, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 083-02-0-103.00.
- Subject to all matters as shown on the Plan of record in Book 421, page 81, Register's Office Davidson County, Tennessee.

This is improved property known as: **1430 Roberts Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 15, 2009.

Paul M. Reeves

Kelli G. Reeves

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kelli G. Reeves and Paul M. Reeves,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 15, 2009

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY