THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2188SB

Davidson County DEEDWARR
Recvd: 07/27/09 15:17 3 pgs
Fees:18.00 Taxes:713.73
20090727-0070367

Property Address: 914 Boscobel Street, Nashville, TN 37206

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Miriam Shakow, and husband, Robert McGreevy,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Christopher S. Ream and wife, Jillian Poston Ream,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot No 8, on the Plan of W.W. Tottens Addition, of record in Plat Book 57, page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Miriam Shakow and Robert McGreevey by Warranty Deed from Mark Alan Bryant, unmarried of record in Instrument Number 20080703-0068978, Register's Office for Davidson County, Tennessee, dated June 27, 2008, and recorded on July 3, 2008.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [**X**] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $192,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 23 day of July, 2009.

_____{Seal}
Miriam Shakow

_____{Seal}
Robert McGreevey

STATE OF Pennsylvania

COUNTY OF Montgomery

On this the 23 day of July, 2009, before me the undersigned officer, personally appeared Miriam Shakow and Robert McGreevy, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
VICTORIA LAUGHLIN, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires March 2, 2012

_____
Notary Public

My Commission expires: March 2, 2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $192,900.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF JULY, 2009.

_____
Notary Public

MY COMMISSION EXPIRES: 9/3/2012

(AFFIX SEAL)

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

SEND TAX STATEMENTS TO:
Map/ Parcel: 082-16-0-351.00

Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham AL 35244

NEW OWNER NAME AND ADDRESS:

Christopher S. Ream and Jililan Poston Ream
914 Boscobel Street
Nashville, TN 37206

I, Catherine H. Gwyn, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

