WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,700.00

Christina Nuchols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2009.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina Nuchols	New South Federal Savings Bank and its assigns and/or Secretary of Housing and Urban Development,	04312006900
(NAME)	(NAME)	
1063 N. Dupont Ave.	210 AUTOMATION WAY	
(ADDRESS)	(ADDRESS)	
Madison, TN	BIRMINGHAM, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091229

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Michael Reeves**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Christina Nuchols**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1063 N. Dupont Ave., Madison, TN 37115

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of August, 2009.

Michael Reeves

BILL GARRETT, Davidson County
Trans: T20090055899 DEEDWARR
Recvd: 08/17/09 10:06 2 pgs
Fees: 13.00 Taxes: 324.49
20090817-0076960

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Michael Reeves, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Michael Reeves executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2009.

Commission expires: 5/23/2011

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

Deborah L. Baxter
Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 23 on the Plan of Archwood Annex, of record in Plat Book 6200, page 66, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Michael Reeves by Quitclaim Deed from Webtel, Inc., dated September 4, 2007 and filed of record in Instrument 20070904-0106033, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, setback lines, notes, conditions, restrictions, stipulations, etc, and all other matters as set forth per Plat Book 6700, Page 66, Register's Office for said County.