RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090067973 DEEDWARR
Recvd: 10/06/09 08:51 2 pgs
Fees:13.00 Taxes:899.10
20091006-0092693

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $243,000.00.

Affiant

Subscribed and sworn to before me this 6th day of Oct, 2009.

Notary Public
My Commission expires: 8/20/13
(Affix Seal)

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:
John R. Reeves	Access National Mortgage	072-02-0-173.00
1113 Kirkland Avenue	1800 Robert Fulton Drive #350	
Nashville, TN 37216	Reston, VA 20191	

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, **Larry D. Jones, unmarried, and Justin Hicks, married and Michael Garafola, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John R. Reeves and wife, Toni E. Reeves**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly one-half of Lot No. 44 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said portion of Lot No. 44 fronts 50 feet on the northerly margin of Kirkland Avenue and extends back 193.6 feet on the easterly line and 192 feet, more or less, on the westerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Larry D. Jones and Justin Hicks and Michael Garafola, by deed from David Allen Nordy, on December 13, 2009, of record in Instrument Number 20090217-0013171, Register's Office for Davidson County, Tennessee.

Grantors each warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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

- Subject to all matters as shown on the Plan of record in Book 332, page 101, Register's Office Davidson County, Tennessee.

This is improved property known as: **1113 Kirkland Avenue, Nashville, TN 37216**

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 October 2, 2009.

Larry D. Jones

Michael Garafola

Justin Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Justin Hicks,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 2, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Garafola,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 2, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry D. Jones,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 2, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY