# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090076387 DEEDWARR
Recvd: 11/09/09 10:51 2 pgs
Fees:13.00 Taxes:492.10
20091109-0103430

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2009

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-At-Law, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joshua T. Thames | New Owner | 04315028800 |
| (NAME) | (NAME) | |
| 1025 New Providence Pass | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Reyes Construction, Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua T. Thames and wife, Kaitlyn M. Thames

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 2 on the Final Plat of Providence Place of record as Instrument No. 20080703-0068717 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being part of the same property conveyed to Reyes Construction, Inc. by Warranty Deed from Donald Fred Johnson, which deed is dated May 15, 2009 and recorded as Instrument No. 20090518-0045257 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS, ALSO SUBJECT TO notes, easements, building setback lines, etc., as may be set forth on the Final Plat of Providence Place of record as Instrument No.20080703-0068717 in the Register's Office for Davidson County, Tennessee. Right-of-Way for street purposes granted to The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11176, Page 219, Register's Office for Davidson County, Tennessee. Subject to Declaration of Easement for water utility services of record as Instrument No. 20061226-0160172, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X) property, known as 1025 New Providence Pass, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 30th day of October, 2009

Reyes Construction, Inc
By:
Pedro Reyes, President

Attest: Deanna Reyes
Deanna Reyes, Vice President/Sec.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Pedro Reyes and Deanna Reyes with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Vice President/Sec. respectively of the Reyes Construction, Inc the within named bargainor, a corporation, and that they as such President and Vice President/Sec. being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Pedro Reyes as such President, and attesting the same by the said Deanna Reyes as such Vice President/Sec.

Witness my hand and official seal at office at Madison, TN on this the 30th day of October, 2009 .

My commission expires March 20, 2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY