03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100017982 DEEDWARR
Recvd: 03/29/10 09:32 2 pgs
Fees:13.00 Taxes:684.50
20100329-0022967

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 24th day of March, 2010.

Notary Public
My commission expires: 2/11/13

02-1002-46853

Address of New Owner:	Send Tax Bills to:	Tax Information
William Reeves 1008 Summerview Court Nashville TN 37221	SUNTRUST MORTGAGE, INC. 901 SEMMES AVENUE RICHMOND, VA 23224	141-07-0-B 168.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia T. Randall Brown, f/k/a Patricia T. Randall, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Reeves and wife, Lisa Reeves, hereinafter called the Grantees, their successors 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 No. 173, on the Plan of Somerset Farms, Section 4, Phase 4, of record in Book 9700, Page 658, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Particia T. Randall by deed from Somerset Farms, a Tennessee joint venture, dated June 16, 1999, recorded June 21, 1999, of record in Book 11536, Page 177, Register's Office for Davidson County, Tennessee.

John Andrew Brown, spouse of Grantor, joins in the execution of this instrument for the purposes of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1008 Summerview Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 24th day of March, 2010.

Patricia T. Randall Brown

John Andrew Brown, by Patricia T. Randall Brown, his attorney in fact Pursuant to Durable Power of Attorney of record in Instrument No. 20031211-0177667, Register's Office For Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia T. Randall Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 24th day of March, 2010.

Notary Public

My Commission expires: 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia T. Randall Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for John Andrew Brown and that she is authorized by John Andrew Brown to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 24th day of March, 2010.

Notary Public

My Commission expires: 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON