Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/10 13:59 2 pgs
Fees:13.00 Taxes:555.00
20101129-0094856

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

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

Notary Public

My Commission expires: 8/19/14
(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:
Paul M. Reeves	SAME	083-10-0-316.00
1909 Oakhill Drive		
Nashville, TN 37206		

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, **Johnnie Mai Kittrell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paul M. Reeves and Kelli G. Reeves, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 30 feet of Lot No. 43 and the westerly 40 feet of Lot 44 on the plan of Richardson Place, of record in Book 547, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of said lots adjoin and front together 70 feet on the north side of Oak Hill Drive and run back between parallel lines 220 feet to a dead line.

Being the same property conveyed to John B. Kittrell and wife, Johnnie Mai Kittrell, by deed from Bryan Jones and wife, Margaret D. Jones, on March 3, 1954, of record in Book 2270, page 39, Register's Office for Davidson County, Tennessee. The said John B. Kittrell having since died on July 23, 1980, leaving the property to Johnnie Mai Kittrell by right of survivorship.

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

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 547, page 135, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1115, page 157; and Book 1153, page 557, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1907 Oakhill Drive, Nashville, TN 37206**

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 November 29, 2010.

Johnnie Mai Kittrell
Johnnie Mai Kittrell
BY: Pamela K. Curran
Pamela K. Curran, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Pam Curran,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Johnnie Mai Kittrell,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Johnnie Mai Kittrell**, the bargainor(s), by the said **Pam Curran**, as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of November, 2010.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY