BILL GARRETT, Davidson County
Trans:T20100081386 DEEDWARR
Recvd: 12/28/10 13:30 2 pgs
Fees:13.00 Taxes:814.00
20101228-0102877

This instrument prepared by and **Record and Return** to:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **10-1181**

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/13/2010**, by and between **David B Reese and Stacey J Reese, husband and wife**, parties of the first part, and **Rebecca Pendleton, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being the easterly 50.0 feet of Lot No. 82 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 82 fronts 50.0 feet on the northerly margin of Lillian Avenue and extends back 123.7 feet on the westerly line and 123.8 feet on the easterly line to a line in the rear measuring 50.0 feet thereon.

Being the same property conveyed to David B Reese and Stacey J. Reese by deed dated May 14, 2004 from Brian K Williams of record as Instrument No. 20040519-0059051, said Register's Office.

This property has a mailing address of 1807 Lillian Street, Nashville, TN 37206

This conveyance is made subject to:

Parcel ID # 83-14-218
- ☒ Improved OR
- ☐ Unimproved property located at: **1807 Lillian Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

David B Reese

Stacey J Reese

STATE OF ~~Tennessee~~ Michigan

COUNTY OF ~~Davidson~~ Oakland

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **David B Reese and Stacey J Reese** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 13th day of December, 2010..

Dana Sevilla
Notary Public

My Commission Expires: 7-1-13

DANA SEVILLA
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jul 1, 2013
ACTING IN COUNTY OF Oakland

****

Owner's Name: **Rebecca Pendleton**

and Address: **1807 Lillian Street, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Provident Funding Associates, L.P.
1101 Kermit Drive, Suite 607
Nashville, TN 37217

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 13th day of December, 2010.

Notary Public

My Commission Expires: 9/5/11

KAREN C ASPLUND
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY