WARRANTY DEED

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: June 03, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Birchfield Title, LLC, 1535 W. Northfield Blvd, Ste 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert R. Reese	First Community Mortgage, Inc.	181010B03400CO
(NAME)	(NAME)	
717 SUGAR MILL Trail	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110022423 DEEDWARR
Recvd: 04/15/11 14:18 2 pgs
Fees:13.00 Taxes:906.50
20110415-0029372

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Andra Celeste Hutton and husband, David Hutton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert R. Reese, a married man**, hereinafter called the GRANTEE (S), his heirs and/or 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 Number 173 on the Plan of Section One Addition to Sugar Valley of record in Instrument Number 200307080093537, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Andra Celeste Hutton and Husband David Hutton by Deed from Yazdian Construction INC., A Tennessee Corporation, dated 01/23/2004 and filed for record on 02/04/2004 in Instrument 200402040013623, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 9700, Page 374, Instrument 200307080093537; Declaration of Covenants, Conditions and Restrictions of record in Book 11069, Page 14, as amended of record in Instrument 200307080093637, as amended of record in Instrument 200402030013041; By-Laws of record in Book 11069, Page 24; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Instrument 200109180100850; Stormwater Detention Agreement of record in Instrument 200207220087469; Charter of record in Book 11069, Page 6, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 717 SUGAR MILL Trail, NASHVILLE, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01446-1068
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 hands this 13th day of April, 2012.

Andra Celeste Hutton
Andra Celeste Hutton

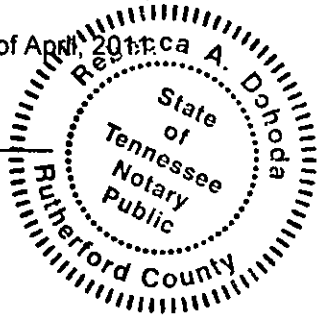
David Hutton
David Hutton

State of Tennessee
County of Rutherford

Personally appeared before me Andra Celeste Hutton and David Hutton, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of April, 2012.

Rebecca A. Dohoda
Notary Public Rebecca A. Dohoda
My Commission Expires: June 03, 2012



RETURN TO:
Birchfield Title, LLC
1535 W. Northfield Blvd, Ste 16
Murfreesboro, TN 37129