BILL GARRETT, Davidson County
Trans:T20110032130 DEEDWARR
Recvd: 05/31/11 13:36 2 pgs
Fees:13.00 Taxes:925.00
20110531-0041306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adam Reeves	**Regions Bankd/b/aRegions Mortgage**	083-07-0-022.00
15 Waters Avenue	**2050 Parkway Office Cr.**	
Nashville, TN 37206	**Birmingham AL 35244**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Elizabeth Rachel Valentine (F/K/A Elizabeth Rachel Eskridge), unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Reeves, an unmarried person

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:

Being Lot No. 6 on the Plan of George C. Waters Addition to Nashville, of record in Book 161, Page 141, Register's Office for Davidson County, Tennessee, Less and Except the following portion of property having been conveyed by deed of record in Book 2496, Page 35, Register's Office for said County;

Being the Westerly half of Lot No. 6 on the Plan of George C. Waters Addition to Nashville, which fronts 50 feet on the Northerly side of Waters Avenue and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Elizabeth Rachel Eskridge, a single person by Special Warranty Deed from Anna Elizabeth Valentine, recorded on the 1st day of August, 2008 in Instrument No. 20080801-0078989, in the Register's Office of Davidson County, Tennessee.

Elizabeth Rachel Eskridge is now known as Elizabeth Rachel Valentine.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 161, Page 141, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 15 Waters Avenue, Nashville, TN 37206.

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 in 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 my/our hand(s) this 27th day of May, 2011.

Elizabeth Rachel Valentine

Elizabeth Rachel Valentine
f/k/a/ Elizabeth Rachel Eskridge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Elizabeth Rachel Valentine , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2011.

Notary Public

My Commission Expires:

