WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$224,500.00.**

Affiant

Subscribed and sworn to before me this 1st day of July, 2011.

Notary Public
My Commission expires: 9/9/2014
(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:
Jonathan R. Cawthon	Regions Bank d/b/a Regions Mortgage	06112015900
1150 Riverwood Drive	6000 Poplar Avenue, Suite 300	
Nashville, TN 37216-2228	Memphis, TN 38119	

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, **Paul M. Reeves and Kelli G. Reeves, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan R. Cawthon and Elizabeth E. Cawthon, 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 westerly 52 feet front and 41 feet rear of Lot No. 23 on the plan of Eastdale Place, which is a subdivision of a part of Lot No. 4 in the division of the William Williams Lands of Gallatin Turnpike, of record in Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul M. Reeves and Kelli G. Reeves, husband and wife, from Marnie Sharp, unmarried, by deed on June 3, 2008, of record in Instrument Number 20080604-0057260, Register's Office for Davidson County, Tennessee.

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, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 547, page 29, Register's Office Davidson County, Tennessee.

This is improved property known as: **1150 Riverwood Drive, Nashville, TN 37216-2228**

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 July 1, 2011.

Paul M. Reeves

Kelli G. Reeves

Davidson County DEEDWARR
Recvd: 07/01/11 13:45 3 pgs
Fees:18.00 Taxes:830.65
20110701-0050724

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul M. Reeves and Kelli G. Reeves, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 1, 2011

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY