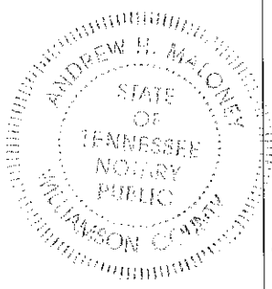
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/11 12:43 2 pgs
Fees:13.00 Taxes:1221.00
20110831-0067523



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$330,000.00.**

Affiant

Subscribed and sworn to before me this **24th** day of **August, 2011**.

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:
Phillip J. Powell	SunTrust Mortgage, Inc.	08310031600
1907 Oakhill Drive	401 Commerce Street, Suite 6100	
Nashville, TN 37206	Nashville, TN 37219	

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 **Phillip J. Powell, unmarried** 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 Paul M. Reeves and Kelli G. Reeves, husband and wife, from Johnnie Mai Kittrell, by deed on November 29, 2010, of record in Instrument Number 20101129-0094856, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Johnnie Mai Kittrell by deed from Bryan Jones and wife, Margaret D. Jones dated 3/3/54 of record in Book 2270, page 39, 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 2011and subsequent years, plus any penalties and interest which are not yet due and payable.
- 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 August 24, 2011.

Paul M. Reeves

Kelli G. Reeves

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 August 24, 2011

My commission expires 8/9/14

Notary Public

ANDREW H. MALONE
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: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY