WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2012.

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 11-3-2015
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120012145 DEEDWARR
Recvd: 02/17/12 15:24 2 pgs
Fees:13.00 Taxes:296.00
20120217-0014298

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ebony D. Cole	Pinnacle National Bank	05816006900
(NAME)	(NAME)	
108 Dyer Court	150 Third Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120079

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, MICHAEL REEVES, AN UNMARRIED MAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **EBONY D. COLE, AN UNMARRIED WOMAN**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 53 on the Plan of Section 3, Haynes Park Subdivision, of record in Book 4460, page 185, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Michael Reeves by Quitclaim Deed from Webtel, Inc. dated September 4, 2007 and filed of record in Instrument 20070904-0106032, Register's Office for Davidson County, Tennessee, as corrected in Instrument 20120217-0014297, said Register's Office.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4707, page 766, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 108 Dyer Court, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of February, 2012.

Michael Reeves

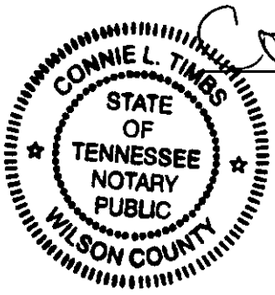
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Michael Reeves, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Michael Reeves executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of February, 2012.

Commission expires: 2-3-2015



Connie L. Timbs

Notary Public