WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/12 16:37 2 pgs
Fees:13.00 Taxes:170.20
20120724-0065134

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$46,000.00.**

Dee Ann Maloney
Affiant

Subscribed and sworn to before me this 18th day of July, 2012

Notary Public
My Commission expires: 1-6-2015
(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:
James J. Reese Jr.	SAME	133-16-0-043.00
8444 Merrymount Drive		
Nashville, TN 37221	,	

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, **American Consulting Corp.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James J. Reese Jr.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 10 on the plan of Highview Acres, of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the easterly margin of Aster Drive, the common corner of Lots Nos. 10 and 11, thence with the line between said two lots easterly 143 feet to a point; thence northerly 105 feet to a point in the southerly margin of an unnamed Drive; thence with the margin of the same, westerly 118 feet to the beginning of a curve; thence around said curve in a southwesterly direction 39.3 feet to a point in the easterly margin of said Aster Drive; thence with the margin of the same southerly 80 feet to the point of beginning.

Being the same property conveyed to Eric Sox, by Substitute Trustee's Deed from Heather D. Wood, Substitute Trustee, on July 11, 2012, of record in Instrument Number 20120716-0062319, Register's Office for Davidson County, Tennessee. And further conveyed to American Consulting Corp. by quitclaim deed from Eric Sox on July 12, 2012 of record in Instrument Number 20120716-0062320, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 52, Register's Office Davidson County, Tennessee.

This is improved property known as: **4846 Aster Drive, Nashville, TN 37211**

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 18, 2012.

American Consulting Corporation

By Dale Hire

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of July, 2012, before me, appeared _____, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of American Consulting Corp. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said _____ acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____

NOTARY PUBLIC

My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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