RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120054719 DEEDWARR
Recvd: 07/25/12 15:44 2 pgs
Fees:13.00 Taxes:481.00
20120725-0065520

R-VRES-12-3522

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me this 23rd DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian J. Geraghty	Farmington Financial Group	
3522 Nebraska Avenue	(NAME) 2002 Richard Jones Road 300A	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37215	104-01-0-264.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOEL LEON REEVES, SR., AKA JOEL LEON REEVES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN J. GERAGHTY AND JOCELYN M. GERAGHTY, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 186 ON THE PLAN OF WEST GROVE SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 109, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY MADE BY HOWELL R. SWANN, SURVEYOR, DATED JANUARY 17, 1959, AS FOLLOWS:

SAID LOT NO. 186 FRONTS 50 FEET ON THE NORTHERLY SIDE OF NEBRASKA AVENUE; FORMERLY GRAND AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 215 FEET MORE OR LESS, ON THE EASTERLY LINE AND 195 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 77 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOEL LEON REEVES AND WIFE, DEBORAH LYNN REEVES BY WARRANTY DEED FROM FIRST AMERICAN NATIONAL BANK OF NASHVILLE AS EXECUTOR UNDER THE WILL OF ROGER W. BURTON, DECEASED, RECORDED IN BOOK 4731, PAGE 206, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 24, 1973.

PROPERTY DIVESTED FROM DEBORAH LYNN HORN REEVES AND INTO JOEL L. REEVES BY FINAL DECREE OF DIVORCE DATED SEPTEMBER 9, 1974, RECORDED IN BOOK 4865, PAGE 481, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOEL LEON REEVES AND DOROTHY JOYCE REEVES BY DEED FROM JOEL L. REEVES OF RECORD IN BOOK 5939, PAGE 955, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 21, 1992. THE SAID DOROTHY JOYCE REEVES HAVING SINCE DIED ON MAY 4, 2011, LEAVING THE SAID JOEL LEON REEVES AS THE SURVING TENANT BY THE ENTIRETY. THE SAID JOEL LEON REEVES IS ONE AND THE SAME AS THE SAID JOEL LEON REEVES, SR.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 109; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3522 Nebraska Avenue, Nashville, Tennessee 37203
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 GRANTEE(S), 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 23rd day of July, 2012.

Joel Leon Reeves, Sr., by Charles Leon Reeves as Attorney in Fact

Joel Leon Reeves, Sr., by Charles Leon Reeves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of July, 2012, before me personally appeared Charles Leon Reeves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joel Leon Reeves, Sr. and who acknowledged he/she/they executed the same as the free act and deed of the said Joel Leon Reeves, Sr..

Witness my hand and official seal, this the 23rd day of July, 2012.

Notary Public

My Commission Expires: 5-2014

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903