BILL GARRETT, Davidson County
Trans:T20120085262 DEEDWARR
Recvd: 11/07/12 14:00 2 pgs
Fees:13.00 Taxes:1949.90
20121107-0102919

Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075
12-0203HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $527,000.00.

Affiant

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME
THIS 25th day of October, 2012.

Notary Public
Commission Expires: 4/23/2014

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew T. Petrie 1013 Noelton Avenue Nashville, TN 37204	Fifth Third Mortgage Company 5001 Kingsley Drive Cincinnati, OH 45227	118-09-0-039.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Davis G. Reese, unmarried and Christiana L. Reese, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew T. Petrie and Carolyn S. Petrie , husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the easterly 68 feet of Lot 6 and the westerly 32 feet of Lot 7 on the plan of Leonte Subdivision of Lots 17, 18, 19, 24, 25 and 26, in Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, dated March, 1938.

BEGINNING on the southerly margin of 5th Street at a point 645 feet east of Granny White Road; thence with said road eastwardly 100 feet; thence southwardly and parallel with the line between Lots 6 & 7, 200 feet to the northerly line of Lot 22; thence with the northerly line of Lots 22 & 23, westwardly 100 feet; thence northwardly 200 feet to the point of beginning.

BEING the same property conveyed to Davis G. Reese and wife, Christiana L. Reese by Warranty Deed from Ruth E. Harris, unmarried, dated 5/23/03 and recorded 5/28/03 in Instrument Number 20030528-0072049, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1013 Noelton Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of October, 2012.

Davis G. Reese by Christiana L. Reese, Attorney in Fact

Davis G. Reese by Christiana L. Reese, Attorney in Fact

Christiana L. Reese

Christiana L. Reese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christiana L. Reese** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of October, 2012.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christiana L. Reese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Davis G. Reese and that she is authorized by Davis G. Reese to executed this instrument on his behalf.

Witness my hand and seal at Nashville, Tennessee, this 25th day of October 2012.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public at Large

My Commission Expires: 10-18-16