RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130047209 DEEDWARR
Recvd: 06/06/13 10:06 2 pgs
Fees:13.00 Taxes:517.63
20130606-0057441



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 139,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2013.

Notary Public

My commission expires: 12-23-14

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARK DAILEY **KATHRYN DAILEY**	**PNC MORTGAGE, A DIVISION OF** **PNC BANK NATIONAL ASSOCIATION**	**04415042900**
807 JONES STREET	**3232 NEWMARK DRIVE**	
OLD HICKORY, TN 37138	**MIAMISBURG, OH 45342**	

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 ACKNOWLEDGE, WE,

ROBERT L REAVES and wife, REBECCA R REAVES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK DAILEY and KATHRYN DAILEY, 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 southerly 51.9 feet of Lot No. 207 on the plan of Village of Old Hickory, Section "A", as of record in Plat Book 1424, page 68, Register's Office for said County, described as follows: Said part of Lot No. 207 fronts 51.9 feet along the easterly margin of Jones Street and extends back 89.9 feet on the southerly line and 90.9 feet on the northerly line to a dead line in the rear on which it measures 51.9 feet.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L REAVES AND WIFE, REBECCA R REAVES BY QUITCLAIM DEED FROM REBECCA RENEE GREGORY AKA REBECCA R REAVES DATED 11/23/11 AND RECORDED ON 12/01/11 IN INSTRUMENT NO. 20111201-0093458, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO REBECCA RENEE GREGORY BY QUITCLAIM DEED FROM MICHAEL LOUIS GREGORY, JR DATED 05/08/02 AND RECORDED ON 05/16/02 IN INSTRUMENT NO. 20020516-0060090, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 807 JONES STREET, OLD HICKORY, TN 37138.

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 do 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 in 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 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 3rd day of June, 2013.

ROBERT L REAVES

REBECCA R REAVES

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Personally appeared before me, a Notary Public of said County and State, ROBERT L REAVES and REBECCA R REAVES, the within named Grantors, 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, at office, this 3rd day of June, 2013.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY