WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130048752 DEEDWARR
Recvd: 06/11/13 11:31 2 pgs
Fees:13.00 Taxes:1108.15
20130611-0059248

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,500.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires Mar.30, 2015

ROBERT ASHWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne J. Reeves	SAME	103-04-0
(NAME)	(NAME)	(MAP)
145 42nd Avenue North		135.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Joseph S. Sansone III and wife Jennifer T. Sansone, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Stephen K. Reeves and Anne J. Reeves, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot One of West End Annex, of record in Plat Book 6200, Page 246, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph S. Sansone, III and Jennifer T. Sansone, husband and wife by Warranty Deed from Polly Schlitz, Trustee of the Polly Schlitz Revocable Living Trust dated January 31, 2006, of record at Instrument No. 20080701-0067475, Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 1, 2008.

This property is known as 145 42nd Ave N, Nashville, Tennessee 37209

This conveyance is subject to the following:

a. Davidson County taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 103-04-0-135.00
b. All matters appearing on the Plan of Resubdivision of Lot One of West End Annex Subdivision, of record in Plat Book 6200, page 246, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as: 145 42nd Avenue North, Nashville, Tennessee 37209

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 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 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 6 day of June, 2013.

Joseph S. Sansone III

Jennifer T. Sansone

STATE OF Virginia
COUNTY OF Greene

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joseph S. Sansone III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Ruckersville, VA, on this the 6 day of June, 2013.

Notary Public

My Commission Expires: May 31, 2014

TIMOTHY L WORLEY COMMONWEALTH REGISTRATION NO. 7042086 MY COMM. EXPIRES 05/31/2014 OF VIRGINIA NOTARY PUBLIC

STATE OF Virginia
COUNTY OF Greene

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer T. Sansone with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Ruckersville, VA, on this the 6 day of June, 2013.

Notary Public

My Commission Expires: May 31, 2014

TIMOTHY L WORLEY COMMONWEALTH REGISTRATION NO. 7042086 MY COMM. EXPIRES 05/31/2014 OF VIRGINIA NOTARY PUBLIC