WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buffalo Valley, Inc.	Buffalo Valley, Inc.	04212000600
P.O. Box 879 (NAME) ~~312/314 Williams Avenue~~	P.O. Box 879 (NAME)	
Hohenwald, TN 38462 (ADDRESS) ~~Madison, TN 37115~~	Hohenwald, TN 38462 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130060891 DEEDWARR
Recvd: 07/17/13 12:47 2 pgs
Fees:13.00 Taxes:740.00

20130717-0073910

FOR AND 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, WE, Joel Edward Reese, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Buffalo Valley, Inc., 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:

312 Williams Avenue, Madison, TN 37115

LAND in Davidson County, Tennessee, being Lot 1 on the Plan of Joel Reese Subdivision of part of Lot 4 of the Gee Lands, of record in Plat Book 6050, Page 599, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the property vested Karen Reese, Joel Reese, Audra Reese and Shannon Reese, and a life estate retained in Leonard Edward Reese by Final Decree recorded in 5713, Page 587, Register's Office. Karen K. Carter f/k/a Karen Reese and spouse, David G., Carter, Audra A. Reese, & Shannon Reese having conveyed their interest to Joel E. Reese by Deed recorded in 7626, Page 315, said Register's Office.

314 Williams Avenue, Madison, TN 37115

LAND in Davidson County, Tennessee, being Lot 2 on the Plan of Joel Reese Subdivision of part of Lot 4 of the Gee Lands, of record in Plat Book 6050, Page 599, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joel Edward Reese, unmarried, by deed of record in Instrument Number 20070927-0115062, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Joel Reese Subdivision of record in Plat Book 6050, Page 599, Register's Office for Davidson County, Tennessee. 314 Williams Ave. Subject to all existing easements and all other matters shown on plat of record in Plat Book 6050, Page 599, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 312/314 Williams Avenue, Madison, TN 37115

(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 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 hand this 27th day of June, 2013.

Joel E. Reese

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel E. Reese, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 27th day of June, 2013.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public