WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$267,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 7/6/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany Haskett	Mortgage Lenders Network USA	07202017300
(NAME)	(NAME)	
1113 Kirkland Avenue	3600 Mansell Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Alpharetta, GA 30022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, ***John R. Reeves and wife, Toni E. Reeves***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***Bethany Haskett, a single woman,*** 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 one-half of Lot No. 44 on the plan of Inglewood Place, of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description .

Said portion of Lot No. 44 fronts 50 feet on the northerly margin of Kirkland Avenue and extends back 193.6 feet on the easterly line and 192 feet, more or less, on the westerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to John R. Reeves and wife, Toni E. Reeves by Deed from Larry D. Jones, unmarried and Justin Hicks, married and Michael Garafola, married, dated 10/02/2009 and filed for record on 10/06/2009 in Instrument 200910060092693, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1113 Kirkland Avenue, Nashville, TN 37216**

(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.

BILL GARRETT, Davidson County
Trans:T20130061467 DEEDWARR
Recvd: 07/18/13 15:04 2 pgs
Fees:13.00 Taxes:989.75
20130718-0074597

Witness our hands this 25th day of June 2013.

John R. Reeves

Toni E. Reeves

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

Witness my hand and official seal at Ocean Springs, Mississippi this 25th day of June, 2013.

Commission expires:

STATE OF MISSISSIPPI
SHARON WETZEL
NOTARY PUBLIC
ID No. 82761
Commission Expires
September 20, 2014
HARRISON COUNTY

Notary Public