BILL GARRETT, Davidson County
Trans: T20130062536 DEEDWARR
Recvd: 07/23/13 09:58 2 pgs
Fees: 13.00 Taxes: 891.70

20130723-0075949

WARRANTY DEED

R-ZR-13-816

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00

Andrew L Reese
Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Michael P. Reese	Bank Of America, N.A.	
816 Crescent Hill Pl	(NAME) 7105 Corporate Drive	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Plano, Texas 75024	083-08-0-049.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRYAN G. SPRAGUE AND WIFE, STEPHANIE A. SPRAGUE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL P. REESE AND ANDREW L. REESE, WIFE AND HUSBAND , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE PLAN OF ROSEWOOD HEIGHTS, SECTION II OF RECORD IN PLAT BOOK 2133, PAGE 57, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 53 FRONTS 213.70 ON THE SOUTHERLY MARGIN OF CRESCENT HILL ROAD, AND EXTENDS BACK 364.5 FEET ON THE EASTERLY LINE AND 397.3 FEET ON THE WESTERLY LINE TO A POINT OF INTERSECTION, SAID LOT BEING TRIANGULAR IN SHAPE.

BEING THE SAME PROPERTY CONVEYED TO BRYAN G. SPRAGUE AND WIFE, STEPHANIE A. SPRAGUE BY DEED FROM CHARLOTTE A. LUCAS AND HUSBAND, JERMAINE LUCAS, AND CHARLOTTE A. LUCAS AND NICOLE PRINCE, HEIRS OF THE ESTATE OF RACHEL HAUER OF RECORD AT INSTRUMENT NO. 20060522-0059702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 15, 2006 AND RECORDED ON MAY 22, 2006.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2133, PAGE 57; RESTRICTIONS OF RECORD IN BOOK 2153, PAGE 534 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 816 Crescent Hill Pl, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of July, 2013.

Bryan G. Sprague by John Gleaves,
Attorney in Fact

Stephanie A. Sprague by John Gleaves,
Attorney in Fact

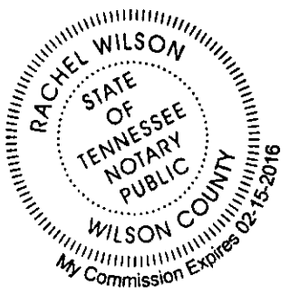
STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRYAN G. SPRAGUE AND STEPHANIE A. SPRAGUE and who acknowledged he executed the same as the free act and deed of the said BRYAN G. SPRAGUE AND STEPHANIE A. SPRAGUE.

Witness my hand and official seal, this the 19th day of July, 2013.

Notary Public
My Commission Expires: _____

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903