WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,434.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Tamburri	New Owner	064-13-B-116.00 CO
(NAME)	(NAME)	
~~4605 Conway Ct.~~ POBox 22742		
(ADDRESS)	(ADDRESS)	
~~Old Hickory, TN 37138~~ Nashville TN 37203		
(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, **Josh T. Reese and Amber L. Reese, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Tamburri and John Venezio, wife and husband,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Being Lot No. 7 on the plan of Final Master Development Plan, Phase III-Revision, Conway Court as of record in Book 7900 at page 689, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Josh T. Reese, unmarried, and Thomas M. Reese, married, by Warranty Deed from Gregory W. Arnold and wife, Chih-Fang J. Arnold, dated January 4, 2001, of record in Instrument No. 20010118-0005598, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Josh T. Reese and Amber L. Reese, Husband & Wife, by Quitclaim Deed from Thomas M. Reese and wife, Barbara Reese, dated May 31, 2008, of record in Instrument No. 20080610-0059696, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 689; restrictions of record in Book 9466, page 242; charter of record in Book 9468, page 138; deed to HOA for open space of record in Book 9468, page 147; stormwater detention agreement of record in Book 7305, page 402; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4605 Conway Ct., Old Hickory, TN 37138
A/K/A 800 Conway Place, Old Hickory, TN 37138
(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:T20130070782 DEEDWARR
Recvd: 08/16/13 10:20 2 pgs
Fees:13.00 Taxes:460.41

20130816-0086332

Witness our hands this 15th day of August, 2013.

Josh T. Reese

Amber L. Reese

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Josh T. Reese and Amber L. Reese, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee, this 15th day of August, 2013.

Notary Public

My Commission Expires:

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017