BILL GARRETT, Davidson County
Trans:T20130076551 DEEDWARR
Recvd: 09/04/13 15:17 2 pgs
Fees:13.00 Taxes:1557.70
20130904-0093323

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 ~~Richard Jones Rd., Suite 220~~
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00

John Reese
Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

WARRANTY DEED

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

B-PR-13-912

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
John Reese	Fifth Third Mortgage	
912 Tower Place (ADDRESS)	PO Box 630170 (NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Cincinnati, OH 45263 (CITY) (STATE) (ZIP)	13205002800

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 NANCI C. LEWIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN REESE AND AUDREY REESE, HUSBAND AND WIFE, 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. 5, ON THE THE PLAN OF SECTION NO. 2 OF GLENDALE PARK, AS OF RECORD IN PLAT BOOK 1130, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO NANCI C. LEWIS AND HUSBAND, MICHAEL C. LEWIS BY DEED FROM ARTHUR C. MADER, DATED 06/12/1995 AND FILED FOR RECORD ON 06/15/1995 IN BOOK 9702, PAGE 732, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MICHAEL C. LEWIS, HAVING SINCE DIED ON JUNE 4, 2009 LEAVING NANCI C. LEWIS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1130, PAGE 61 AND BOOK 4110, PAGE 179, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 912 Tower Place, Nashville, Tennessee 37204
(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 30th day of August, 2013.

Nanci C. Lewis

Nanci C. Lewis

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCI C. LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2013.

Mary Frances Rudy

Notary Public
My Commission Expires: 5-2014
(SEAL)

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