BILL GARRETT, Davidson County
Trans:T20130077775 DEEDWARR
Recvd: 09/09/13 10:28 2 pgs
Fees:13.00 Taxes:518.00

20130909-0094781

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Candis A. Mc
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 2013.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: January 9, 2016
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-FSBO-13-107

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barry H. Wilkinson (NAME)	**Barry H. Wilkinson** (NAME)	
132 Tallwood Drive (ADDRESS)	**132 Tallwood Drive** (ADDRESS)	**084-15-089.00**
Nashville, TN 37211 (CITY) (STATE) (ZIP)	**Nashville, TN 37211** (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 **ALBERT W. REEVES AND WIFE, MARJORIE M. REEVES,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BARRY H. WILKINSON AND SUSAN R. BRACEY, BOTH UNMARRIED AS TENANTS IN COMMON,** 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. 45 ON THE PLAN OF SECTION I, CASTLEWOOD ESTATES, OF RECORD IN PLAT BOOK 2331, PAGE 72, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALBERT W. REEVES AND WIFE, MARJORIE M. REEVES BY DEED FROM DANIEL R. GRANT AND WIFE, BETTY O. GRANT OF RECORD IN BOOK 4420, PAGE 666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 16, 1970 AND RECORDED ON MAY 28, 1970.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER OR PLAT BOOK 2331, PAGE 72; BOOK 1726, PAGE 191, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **107 Blue Hills Court Nashville, Tennessee 37214**
(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 4th day of September, 2013.

Albert W. Reeves

Marjorie M. Reeves

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert W. Reeves and Marjorie M. Reeves, 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 4th day of September, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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