G#25474-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130091655 DEEDWARR
Recvd: 10/25/13 08:51 2 pgs
Fees:13.00 Taxes:604.95
20131025-0111208

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $163,500.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me this 24th day of October 2013.

Notary Public
My Commission expires: 9/16/17
(Affix Seal)

TIFFANY CARVALHO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew Jordan	F&M Bank	147-08-0-134.00
3743 Faulkner Drive	50 Franklin Street	
Nashville, TN 37211	Clarksville, TN 37040	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James J. Reese Jr.**, a married man, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew Jordan, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 93 on the Plan of Hillbrook, Section 3, as of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James J. Reese, Jr., by Warranty Deed dated July 25th, 2013, from Les A. Lazarus, as Successor Trustee of the L & H Trust u/t/a (dated) April 20, 2005, of record in Instrument No. 20130726-0077885, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 84, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3460, page 295, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3743 Faulkner Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 24, 2013.

James J. Reese Jr.
James J. Reese Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James J. Reese Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 24, 2013

My commission expires 2/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY