RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130099394 DEEDWARR
Recvd: 11/22/13 14:24 2 pgs
Fees:13.00 Taxes:381.10
20131122-0120580

WARRANTY DEED

ER13-0021

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 8, 2017
(AFFIX SEAL)

LAUREN HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna-Jean Lanelle Darrington	**NEW OWNER**	
21 Vaughns Gap Road #G101 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	129-15A-101.00CO

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 CHUCK REAVES AND KAYLA REAVES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNA-JEAN LANELLE DARRINGTON, unmarried, 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 Unit No. 101, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 7091, Page 302, amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Chuck C. Reaves, unmarried by deed from Jillian C. Shurman, married of record in Instrument No.20040802-0092360, dated July 30, 2004 and recorded August 2, 2004, re-recorded November 11, 2004 in Instrument No. 20041111-0135986, and further re-recorded January 26, 2005 in Instrument No. 20050126-0009532, Register's Office for Davidson County, Tennessee.

The said Kayla Reaves is signing to convey any and all marital interest she may have in the property

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to All matters shown on the Plan attached as Exhibit A-2 to Master Deed in Book 7091, Page 302, Register's Office, By-Laws of record in Book 7091, Page 351, amended in No. Instrument 20071025-0126213, Register's Office, Charter of record in Book 7102, Page 223, Easement of record in Book 11000, Page 273, Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4816, Page 427, corrected in Book 4881, Page 710, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap Road #G101, Nashville, Tennessee 37205
(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 November, 2013.

Chuck Reaves

Kayla Reaves

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of November, 2013, before me personally appeared Chuck Reaves, and Kayla Reaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959