WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140002491 DEEDWARR
Recvd: 01/13/14 10:45 2 pgs
Fees:13.00 Taxes:481.00
20140113-0003134

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/14
(AFFIX SEAL)

LINDSEY G. BOSWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marion Spencer	Sunwest Mortgage Co.	Parcel ID:
144 Del Crest Dr.	18303 Gridley Road	#13607008400
Nashville, TN 37217	Cerritos, CA 90703	

FOR AND IN 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

Kenneth M. Reasonover and Connie E. Reasonover and Kenneth M. Reasonover and Alicia R. Mangrum and Damon B. Reasonover and Rachel D. Graves, Heirs of the Estate of Michael D. Reasonover

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Victoria Pietrzykowsky and Marion Spencer, both unmarried, tenants in common with full right of survivorship
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:

BEING Lot No. 134 on the Plan of Priest Lake Park, Section 3, of record in Book 4460, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 134 fronts 115.88 feet on the westerly side of Del Crest Drive, as measured around a slight curve, and extends back 122.85 feet on its southerly line and 146.8 feet on its northerly line to a dead line in the rear on which it measures 75.34 feet.

Being the same property conveyed to Kenneth D. Reasonover and wife, Virginia Reasonover by deed of record in Book 4571, Page 684, Register's Office for said County. The said Kenneth D. Reasonover died January 9, 2011, and title vested in Virginia Reasonover as surviving tenant by the entirety. The said (Ruby) Virginia Reasonover died testate on June 4, 2012, and devised the property to Michael D. Reasonover and Kenneth M. Reasonover. The Estate was admitted to Probate as Probate No. #12P-930. The said Michael D. Reasonover died intestate on November 30, 2013, leaving Connie E. Reasonover, Kenneth M. Reasonover, Alicia R. Mangrum, Damon B. Reasonover, and Rachel D. Graves as Sole Beneficiaries as to his one-half interest. See Heir Affidavits of record in Instrument 20140113-0003131 and Instrument 20140113-0003132, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4482, Page 615, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 4460, Page 5, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 144 Del Crest Dr., Nashville, TN 37217

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.

Witness our hands this 31st day of December, 2013.

Kenneth M. Reasonover

The Estate of Michael D. Reasonover

By: Connie E. Reasonover, Heir

By: Kenneth M. Reasonover, Heir

By: Alicia R. Mangrum, Heir

By: Damon B. Reasonover, Heir

By: Rachel D. Graves, Heir

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 31st day of December, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie E. Reasonover, Kenneth M. Reasonover, Alicia R. Mangrum, Damon B. Reasonover, and Rachel D. Graves with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.