WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/14 08:32 2 pgs
Fees:13.00 Taxes:666.00
20140409-0029448

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$180,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of March, 2014

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

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:
Andre A. Yovanovitch	Shelter Lending Services, L.L.C.	08310010600
3400 Woodhaven Road	4301 Hillsboro Pike Suite 101	
Nashville, TN 37206	Nashville, TN 37215	

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, **Paul M. Reeves and Kelli G. Reeves, husband and wife,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andre A. Yovanovitch, an unmarried man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 25 feet of Lot No. 83 and the northerly 25 feet of Lot No. 84, on the Plan of McEwen Place, of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Part of Lot Nos. 83 and 84 front together 50 feet on the easterly margin of Lakehurst Drive and extends back between parallel lines 128 feet to a 15 foot alley in the rear.

Being the same property conveyed to Paul M. Reeves and Kelli G. Reeves, husband and wife, from Bobby R. Ashworth by Warranty Deed on June 1, 2007, of record in Instrument Number 20070605-0066833, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.

This is improved property known as: **413 Lakehurst Drive, Nashville, TN 37206**

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 March 31, 2014.

Paul M. Reeves

Kelli G. Reeves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul M. Reeves and Kelli G. Reeves,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 31, 2014

My commission expires 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE