Davidson County DEEDWARR
Recvd: 04/22/14 14:55 3 pgs
Fees:18.00 Taxes:492.84
20140422-0033861

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,200.00
|~~XXXXXXXXXX~~ Lisa L Turner
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|16th DAY OF April, 2014. Stacie A. Thomas
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9/21/16
| (AFFIX SEAL)

STACIE A. THOMAS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia Zamagne 3338 Percy Priest Dr Nashville, TN 37214	Cornerstone Home Lend 1177 W Loop S #200 Houston TX 77027	Map 096 16 Parcel 013.00

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,

James J. Reese, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Virginia Zamagne, a married woman

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:

Land in Davidson County, Tennessee, being Lot Number 12, Hickory Bend, Section 5, as of record in Book 3600, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to James J. Reese by deed from Les Lazarus, dated May 30, 2013, of record in Instrument No 20130603-0055321, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime.

JACKIE S. REESE JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3338 Percey Priest Dr Nashville, TN 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 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 my hand(s) this 16th day of April, 2014.

James J Reese
James J. Reese

Jackie S. Reese
JACKIE S. REESE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James J. Reese and wife, JACKIE S. REESE, with whom I am personally acquainted, (or who 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, at office, this 16th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 3·3·15

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

Electronic Document Certification

I, **Lisa D. Turner**, 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.

Lisa D. Turner

Lisa D. Turner

SWORN to and subscribed before me,
this the 16th day of April, 2014.

Stacie A. Thomas
NOTARY PUBLIC

My commission expires: 9/21/16

STACIE A. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lisa D. Turner**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16th day of April, 2014.

Stacie A. Thomas
NOTARY PUBLIC

My commission expires: 9/21/16

STACIE A. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY