This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131284

BILL GARRETT, Davidson County
Trans:T20140034989 DEEDWARR
Recvd: 05/20/14 10:10 6 pgs
Fees:33.00 Taxes:1017.50
20140520-0043201

Send Tax Bills To:
New Owner

New Owner is:
Mitchell Greenberg
1506 Villa Place
Nashville, TN 37212

MAP: 105-05-0

PARCEL: 57.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, and pursuant to Order entered May 2, 2014 Docket No. 13-1255-I, Chancery Court for Davidson County, Tennessee, **Calvin Ray Reece, Gayle Greene, Milton M. Reece Jr., Evie Howard, and Eiko Reece Leggs,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mitchell Greenberg,** **unmarried hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **1506 Villa Place, Nashville, TN 37212**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4 in the O.B. Hayes Rokeby Plan, as of record in Plan Book 4, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 55 feet on the easterly side of Villa Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Milton M. Reece, et ux Annie P. Reece, by Warranty Deed from Hope, Inc., dated 6/6/77 and recorded 6/9/77 in Book 5157, Page 58, in the Register's Office of Davidson County, Tennessee. The said Milton M. Reece having since died on February 1, 2002, leaving Annie P. Reece as his surviving spouse and sole owner of the subject property. Subsequently, Annie P Reece died on January 22, 2005, leaving Calvin Ray Reece, Gayle Greene, Milton M. Reece Jr., Evie Howard, and Eiko Reece Leggs, as all her heirs at law.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of May, 2014.

GRANTOR:

CALVIN RAY REECE

ACKNOWLEDGEMENT

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Calvin Ray Reece,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of May, 2014.

ALISA M BUNNING STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC
My Commission Expires: 1/31/18

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00**.

AFFIANT

SWORN TO and subscribed before me this 19 day of May, 2014.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 3-6-18

GRANTOR:

Gayle A. Greene

GAYLE GREENE

ACKNOWLEDGEMENT

STATE OF Ohio
COUNTY OF Hamilton

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gayle Greene**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of May, 2014.

Tammy J. Poling

NOTARY PUBLIC
My Commission Expires: 5/7/17

NOTARIAL SEAL
STATE OF OHIO

TAMMY J. POLING
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
May 07, 2017
Recorded In
Warren County

GRANTOR:

Milton M. Reece Jr

MILTON M. REECE JR.

ACKNOWLEDGEMENT

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Milton M. Reece Jr** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of May, 2014.

ALISA M BUNNING
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Alisa Bunning

NOTARY PUBLIC
My Commission Expires: 1/31/18

GRANTOR:

EVIE HOWARD

ACKNOWLEDGEMENT

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Evie Howard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of May, 2014.

NOTARY PUBLIC
My Commission Expires: 10-18-16

CHARLES JAMES FRIDDELL, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

GRANTOR:

EIKO REECE LEGGS

ACKNOWLEDGEMENT

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Eiko Reece Leggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of May, 2014.

NOTARY PUBLIC
My Commission Expires: 1/31/18

Return to:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212