BILL GARRETT, Davidson County
Trans:T20140055492 DEEDWARR
Recvd: 07/31/14 10:00 2 pgs
Fees:13.00 Taxes:869.50

20140731-0068223

WARRANTY DEED

APRIL NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AT-20050034

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF July 2014.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 COOL SPRINGS BOULEVARD, SUITE 201
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Katherine Reall and Anthony S. Reall	CapStar Bank	118.05-0-085.00
1012 Battlefield Street	201 4th Avenue North, Suite 950	
Nashville, TN 37204	Nashville, TN 37219	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kenneth McCauley, Preston McCauley, Brenda J. Watkins, Virginia (Ann) Stockard and Perry L. Word, Jr.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Katherine Reall and Anthony S. Reall, wife and husband**, 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:

The land with all the buildings and improvements thereon, situated at 1012 Battlefield Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the unrecorded Map showing the subdivision of Lots Nos. 7 and 8 of Noelton by J. Leroy Davis, described according to a copy of a survey thereof made May 22, 1941 by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the northerly margin of Battlefield Drive, the common corner of this lot and Lot No. 6 on the unrecorded Map of the subdivision of the South Part of Lot No. 6. Of the Noelton Lands by J. Leroy Davis, thence with the line between Lots Nos. 1 and 6, northerly 175 feet, more or less, to a point; thence westerly 65.0 feet to a point 14.7 feet south of the common corner of Lots Nos. 1 and 2 of this subdivision; thence with the line between said lots, southerly 160.3 feet, more or less, to the northerly margin of Battlefield Drive; thence with the margin of the same, easterly 65.0 feet to the point of beginning.

Being the same property conveyed to Kenneth McCauley, Preston McCauley, Brenda J. Watkins, Victoria (Ann) Stockard and Perry L. Word, Jr. from Nancy Virginia Word by Quitclaim Deed dated April 9, 2012 and recorded April 20, 2012 in Instrument #20120420003382O, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1012 Battelfield Drive, Nashville, TN 37204.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Kenneth H. McCauley
Kenneth McCauley

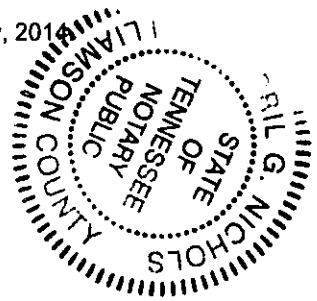
Preston A. McCauley
Preston McCauley

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, April G. Nichols, a Notary Public in and for said county and state, the within named Kenneth McCauley and Preston McCauley, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Williamson, Tennessee, this the 30th day of July, 2014.

April G. Nichols
Notary Public
My Commission Expires: 6-28-15



Victoria A. Stockard by Kenneth H. McCauley
Victoria A. Stockard by Kenneth McCauley

Perry L. Word by Kenneth H. McCauley
Perry L. Word, Jr. by Kenneth McCauley

Brenda J. Watkins by Kenneth H. McCauley
Brenda J. Watkins by Kenneth McCauley

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of July. 2014, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Kenneth McCauley, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Victoria A. Stockard, Perry L. Word, Jr and Brenda J. Watkins, and as such Attorney in Fact for Victoria A. Stockard, Perry L. Word, Jr and Brenda J. Watkins, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Victoria A. Stockard, Perry L. Word, Jr and Brenda J. Watkins, and is authorized by Victoria A. Stockard, Perry L. Word, Jr and Brenda J. Watkins to execute this instrument on behalf of Victoria A. Stockard, Perry L. Word, Jr and Brenda J. Watkins.

Witness my hand and official seal on this 30th day of July, 2014

April G. Nichols
Notary Public
My Commission Expires: 6-28-15

