PREPARED BY (AND RETURN TO):

Davidson County DEEDWARR
Recvd: 08/07/14 08:36 3 pgs
Fees:18.00 Taxes:1961.00
20140807-0070979

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53609
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Suzanne Smith Reeves 1025 Noelton Avenue Nashville, Tennessee 37204	Franklin Synergy Bank 722 Columbia Avenue Franklin, Tennessee 37064

TAX MAP-PARCEL NUMBERS: 11809003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$530,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harold L. May and wife, Janis L. May**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Suzanne Smith Reeves, a single woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 10 feet of Lot No. 4 on the Plan of Leonte Subdivision of Lots Nos. 17, 18 and 19, in Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, December, 1936, as follows:

Beginning on the southerly margin of Noelton Lane, formerly Fifth Street, at a point 313 feet east of the easterly margin of the Granny White Road, said point being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southerly 200 feet to the common corner of Lots Nos. 2, 3, 26 and 27, thence with the line between Lots Nos. 3, 4, 25 and 26, continuing in the same direction and with the line between Lots Nos. 4, and 25, 10 feet, in all 110 feet to the beginning.

Being the same property conveyed to Harold L. May and wife, Janis L. May by Warranty Deed from Joanne B. Knight, unmarried, Dated October 29, 1993 and recorded on November 3, 1993 of record in Book 9138, page 446, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years.

This is improved property, known as: 1025 Noelton Avenue, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2014.

Harold L. May

Janis L. May

State of TENNESSEE
County of DAVIDSON

On this 31st day of July, 2014 , before me the undersigned authority, personally appeared Harold L. May and Janis L. May , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $530,000.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2014

My Commission Expires: 3/20/18

Notary Public

DANIELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Classie Lowvorn, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Classie Lowvorn
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Classie Lowvorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela Jo Smithson
Notary's Signature

My Commission Expires: 3/20/18

