Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF December, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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
Toren Blanco 413 High Point Terrace Brentwood, TN 37027	Same	Map 164 16 0 A Parcel 01100 CO

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

Toren Vincent Blanco, a married man

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 156, Section Two, Meadow Woods of record in Instrument No. 20000309 0024168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James J. Reese by deed from James Deatrick Jr., of record in Instrument No 20140806-0070935, Register's Office for said County.

James J. Reese and James J. Reese Jr., being one in the same person.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Instrument No. 20000309 0024168, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Storm Water Detention Agreement, and recorded Book 11387, Page 931, Register's Office for Davidson County, Tennessee.
4) Property is subject to all matters affecting said premises as contained in Restrictions, and recorded Instrument No. 20000524 0051988, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1129 Pin Oak Dr, Antioch TN 37211
(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 12th day of December, 2014.

James J. Reese

BILL GARRETT, Davidson County
Trans:T20140094759 DEEDWARR
Recvd: 12/18/14 10:15 2 pgs
Fees:13.00 Taxes:455.10
20141218-0115809

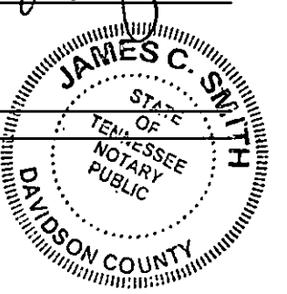
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James J. 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 12th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15



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