WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/15/15 16:08 2 pgs
Fees:13.00 Taxes:185.00
20150115-0004465

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $50,000.00.

Affiant

Subscribed and sworn to before me this 14th day of January, 2015

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James J. Reese Jr.	SAME	044-01-0-023.00
8444 Merrymount Drive		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jimmy D. Martin, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James J. Reese Jr., married,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 4th Civil District, (11th Councilmanic District) of Davidson County, Tennessee being the southeasterly portion of Lot No. 66 on the Plan of Scenic View Subdivision, not of record, and also called Lot "M" in a re-subdivision of certain lots on Scenic View Subdivision, said Lot "M" being the easterly part of Lot no. 66 and described according to a survey made by James L. Murphy, Jr., Surveyor, August 8, 1959, as follows:

Beginning at an iron pin in the northeasterly margin of Havron Avenue in the center of a drainage ditch; thence along said Avenue North 46° 29' West 70 feet to an iron pin; thence leaving said Avenue, North 43° 31' East 170 feet to an iron pin; thence South 46° 29' East 63.80 feet to an iron pin in the center of the drainage ditch; thence along the center of said ditch South 11° 18' West 20.01 feet; thence South 44° 46' West 156 feet to the point of beginning.

Being the same property conveyed to James E. Burr and wife Rosa F. Burr by deed from Paul D. Goins and wife, Retha Ann Goins on May 3, 1977 of record in Book 5145, page 498, Register's Office for Davidson County, Tennessee. The said James E. Burr having died on May 13, 2007, leaving Rosa F. Burr as surviving tenant by the entirety. Property further conveyed to Jimmy D. Martin, reserving a Life Estate for Rosa F. Burr by Quitclaim Deed from Rosa F. Burr on August 8, 2012 of record in Instrument Number 20120808-0070823, said Register's Office. Rosa F. Burr died on May 29, 2014 extinguishing said life estate.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Easement of record in Instrument Number 20111117-0089859, Register's Office for Davidson County, Tennessee.

This is improved property known as: 137 Scenic View Road, Old Hickory, TN 37138

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 14, 2015.

Jimmy D. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jimmy D. Martin** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 14, 2015

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY