39B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18 (AFFIX SEAL)

NICOLE L. STEEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20150039396 DEEDWARR
Recvd: 05/20/15 14:40 2 pgs
Fees: 13.00 Taxes: 1887.00
20150520-0046723

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Mason and Alexandra May	Avenue Bank	
(NAME)	(NAME)	
920 South Douglas Avenue	3823 Cleghorn Ave	105130C00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DAVID REAMER AND JANETTE REAMER, CO-TRUSTEES OF THE REAMER FAMILY TRUST OF 2001**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN MASON AND ALEXANDRA MAY**, 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:

Land in Davidson County, Tennessee, Unit 920, 920-922 South Douglas Condominium, as established under Master Deed of record in Instrument No. 20051228-0155710, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to David Reamer and Janette Reamer, Co-Trustees of The Reamer Family Trust of 2001 by Warranty Deed from Padraic J. Conway and Jose Andres Archuleta, Jr., Life Partners as Joint Tenants with Rights of Survivorship, recorded on the 9th day of August, 2012 in Instrument No. 20120809-0070955, in the Register's Office of Davidson County, Tennessee.

Certification of Trust executed by David Reamer and Janette Reamer as Co-Trustees and recorded simultaneously herewith of record in Instrument No. 20150520-0046722, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95.
- Charter recorded at Instrument No. 20060110-0003662.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 920-922 SOUTH DOUGLAS Condominium of record in Instrument No. 20051228-0155710; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **920 South Douglas 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF MAY, 2015.

The Reamer Family Trust of 2001

BY: _____
David Reamer
Co-Trustee

BY: _____
Janette Reamer
Co-Trustee

STATE OF TEXAS

COUNTY OF KENDALL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID REAMER, CO-TRUSTEE of THE REAMER FAMILY TRUST OF 2001, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of May, 2015.

_____
Notary Public
My Commission Expires: 5-10-16
(SEAL)

DUSTIN JAMES LUCAS
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 5-10-16

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ KENDALL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANETTE REAMER, CO-TRUSTEE of THE REAMER FAMILY TRUST of 2001, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of May, 2015.

_____
Notary Public
My Commission Expires: 5-10-16
(SEAL)

DUSTIN JAMES LUCAS
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 5-10-16

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212