# Warranty Deed

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|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $186,100.00.<br>Kathryn Reeves<br>Affiant<br>Subscribed and sworn to ~~before me, this the 15th~~ day of June, 2015.<br>~~Notary Public~~<br><br>My commission expires: 7-3-17 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Douglas Reeves, II<br>Kathryn Reeves | Mortgage Investors Group | |
| 912 Emmett Avenue | 8320 E Walker Springs Ln, Suite 200 | 083-01-0-447.00 |
| Nashville, TN 37206 | Knoxville, TN 37923 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBORAH P. DAVIS AND CORBIN B. DAVIS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS REEVES, II AND KATHRYN REEVES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 3-B on the Plan of Granada Place, Section 2, Zone Lot Division of Lots 1, 2 & 3 of record in Plat Book 6200, Page 157, amending Plat Book 4460, page 197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher A. Mathe by Special Warranty deed from JP Morgan Chase Bank of record in Instrument No. 20110531-0041246 Register's Office for Davidson County, Tennessee, dated May 26, 2011 and recorded on May 31, 2011.

Being the same property conveyed to Deborah P. Davis and Corbin B. Davis, wife and husband by Warranty deed from Christopher A. Mathe, unmarried of record in Instrument No. 20150112-0003232 Register's Office for Davidson County, Tennessee, dated January 8, 2015 and recorded on January 12, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 912 Emmett Avenue, Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20150048372 DEEDWARR
Recvd: 06/17/15 15:36 2 pgs
Fees:13.00 Taxes:688.57
20150617-0057903

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of June, 2015.

Deborah P. Davis

Corbin B. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah P. Davis and Corbin B. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public