WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/15 16:16 3 pgs
Fees:18.00 Taxes:580.90
20150710-0067429

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SBE Partners Attn: Robert L. Scruggs	Same As New Owner	Map 83-3
(NAME) 2525 21st Avenue South, 2nd Floor	(NAME)	Parcel No. 267.00
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Andrea H. Reeves, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **SBE Partners,** 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 known as 2202 greenwood Ave, Nashville Tennessee and as Lot 17 on the Plan of W.S. Ashworth's Re-Subdivision of Lots Nos 47,48,49, and 50 of the Town of Brownsville as of record in Book 161. page 153, Register's Office for Davidson County, Tennessee. Said Lot 17 fronts 100 feet on the southerly side of Greenwood, formerly Greenway Avenue, and runs back between parallel lines 160 feet to an alley, Register's Office Davidson County Tennessee.

Being the same property conveyed to Andrea H. Reeves by Quitclaim deed from John M. Reeves of record as Instrument No. 20150206-0011162 and by Deed from Jonna Holt of record as Instrument No. 20021211-0152633, Register's Office Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 161, page 153, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2202 Greenwood Cir., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

policy or policies insuring the title to the Premises, and (b) the Settlement Agents and Underwriter are relying upon the accuracy, correctness, completeness, and truthfulness of the statements made and information provided herein, and that the foregoing is good and sufficient consideration. Seller expressly agrees to indemnify and hold harmless the Settlement Agents and Underwriter from any and all loss arising from any inaccuracies contained herein, including, without limitation, all costs, expenses, damages, awards, attorney fees, court costs, and filing fees.

11. **Miscellaneous.** This Agreement shall be construed under the laws of the State of Tennessee. If the Settlement Agents and Underwriter, or any of them, files a lawsuit or commences any action to enforce this Agreement, the prevailing party shall be entitled to all costs, expenses, and fees, including without limitation, court costs and attorney fees. Venue for enforcement of this Agreement shall be in the courts located in the county in which the Premises is located, and Seller irrevocably submits to jurisdiction and venue in those courts. This Agreement is severable; therefore, in the event any provision of this Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Agreement that can be given effect without the conflicting provision. This Agreement shall survive closing and shall not merge. Captions are for convenience only, and shall not be considered in the construction of this Agreement. This document may be signed in counterparts.

IN WITNESS WHEREOF, Seller(s)' signature is/are set forth below as of this 30th day of June, 2015.

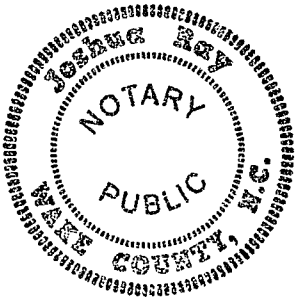
Andrea H. Reeves

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Andrea H. Reeves**, the bargainor(s), with whom I am personally acquainted (or 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, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 30th day of June, 2015.

Notary Public _____

My Commission Expires: 7-18-18



Certificate of Authenticity

I, _____, 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 Tennessee
County of Davidson

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

_____
Notary's Signature

My Commission Expires: _____

