BILL GARRETT, Davidson County
Trans:T20150063721 DEEDWARR
Recvd: 08/03/15 14:41 2 pgs
Fees:13.00 Taxes:455.10
20150803-0076596

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Robin Lackie
137 Scenic View Road
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE
Churchill Mortgage Corp
761 Old Hickory Blvd Suite 400
Brentwood TN 37027

MAP 044
GROUP 01 0
PARCEL 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James J. Reese, Jr. a married man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Robin G. Lackie, a single woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil 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 resubdivision of certain lots in 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 aloong said Avenue, north 46 deg. 29' west 70 feet to an iron pin; thence leaving said Avenue, north 43 deg. 31' east 170 feet to an ironpin; thence south 46 deg. 29' east 63.80 feet to an ironpin in the center of the drainage ditch; thence along the center of said ditch, south 11 deg. 18' west 20.01 feet; thence south 44 deg. 46' west 156 feet to the point of beginning.

Being the same property conveyed to James J. Reese Jr., by deed from Jimmy D. Martin, dated January 14, 2015, of record in Instrument No 20150115-0004465, Register's Office for said County.

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) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 137 Scenic View Road, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robin Lackie, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey

it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this the 29th day of July, 2015.

James J. Reese, Jr.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, James J. Reese, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of July, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $123,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of July, 2015.

NOTARY PUBLIC
My Commission Expires: 10/24/16

JERI ROPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY