RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150073581 DEEDWARR Recvd: 08/31/15 09:31 2 pgs Fees:13.00 Taxes:553.15 20150831-0087788

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00012131

MAP - PARCEL NO: 075-14-0-027.00

Send Tax Statements To:
CMG Mortgage, Inc.
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

Name/Address New Owner:
James March
8205 Luree Lane
Hermitage, TN 37076

Name of Mortgagee:
CMG Mortgage, Inc.
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **A. K. REEVES MANAGEMENT, LLC A/K/A AK REEVES MANAGEMENT, LLC, a Tennessee limited liability company,** has bargained and sold and by these presents do transfer and convey unto **JAMES MARSH,** his heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 97, on the plan of Hermitage Estates, of record in Plat Book 3300, page 70 and 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 97 fronts 68 feet on the westerly side of Luree Lane and extends back 218 feet on the northerly line and 219.1 feet on the southerly line to a dead line in the rear on which is measures 121.6 feet.

Being the same property conveyed to A. K. Reeves Management, LLC, by quitclaim deed from Krisna Reeves, of record in Instrument No. 20100212-0011218, Register's Office for Davidson County, Tennessee.

Property known as 8205 Luree Lane, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, his heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2015 Davidson County property taxes are a lien, but are not yet due and payable.

2. All matters as shown on the Plan of record in Plat Book 3300, page 70 and 71, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this the 26th day of August, 2015.

A. K. REEVES MANAGEMENT, LLC
A/K/A AK REEVES MANAGEMENT, LLC

By: _____
KRISNA REEVES, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **KRISNA REEVES,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Managing Member of **A. K. REEVES MANAGEMENT, LLC A/K/A AK REEVES MANAGEMENT, LLC**, the within named bargainor, a limited liability company, and that she as such Managing Member, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Managing Member, respectively.

WITNESS my hand and seal, at office, on this 26th day of August, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$149,500.00**.

Affiant

SWORN TO and subscribed before me on this 26th day of August, 2015.

My Commission Expires:
10/18/16

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY