RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150077343 DEEDWARR Recvd: 09/11/15 09:23 2 pgs Fees:13.00 Taxes:505.05 20150911-0092302

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

File No: 00012132

MAP - PARCEL NO: 075-10-0-066.00

Send Tax Statements To:
New Owner

Name/Address New Owner:
Brian Dale Arner
8221 Luree Lane
Hermitage, TN 37076

Name of Mortgagee:

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 **BRIAN DALE ARNER and wife, PENNI GERARD ARNER,** their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Hermitage Estates, of record in Book 3300, page 70 and 71, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to A. K. Reeves Management, LLC, by quitclaim deed from Krisna Reeves, of record in Instrument No. 20100212-0011220, Register's Office for Davidson County, Tennessee, dated February 2, 2010 and recorded February 12, 2010.

Property known as 8221 Luree Lane, Hermitage, Tennesee 37076

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

AND GRANTOR DOES COVENANT with the said Grantees, their 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 4th day of September, 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 he/they 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 4th day of September, 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

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$136,500.00**.

_____
Affiant

SWORN TO and subscribed before me on this 4th day of September, 2015.

My Commission Expires:
3/24/17

_____
Notary Public

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY