Box 29

BILL GARRETT, Davidson County
Trans: T20150078401 DEEDWARR
Recvd: 09/15/15 13:56 2 pgs
Fees: 13.00 Taxes: 684.50
20150915-0093609

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAUREN E. BOLUS	new owner	**061-16-0-112.00**
(NAME)	(NAME)	
1327 MCALPINE AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, PAUL M. REEVES AND WIFE, KELLI G. REEVES,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN E. BOLUS,** Unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 53 on the plan of Kennedy and Graves Subdivision of Blocks G & D Monte Vista, of record in Book 843, Page 14, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the north margin of McAlpine Avenue, formerly Alpine Avenue, 13 feet east of the line between Lot Numbers 51 and 53, said point being at the northeast intersection of McAlpine Avenue and a road 13 feet wide known as Adine Avenue; thence along the easterly margin of said 13 foot Avenue northerly 175 feet to a point at the southwest corner of property conveyed to Zack O. Myers by deed of record in Book 1166, Page 149, said Register's Office, thence along Myers southerly line easterly 50 feet more or less to the north margin of the property conveyed to Vernon O. Pulley, by deed of record in Book 1036, Page 340, said Register's Office; thence along Pulley's westerly line southerly 175 feet to the north margin of McAlpine Avenue, thence with the margin of the same westerly 50 feet to the point of beginning.

Being the same property conveyed to Paul M. Reeves and Kelli G. Reeves, husband and wife, from Sagi Benado, by deed dated August 18, 2006, of record in Instrument No. 20060821-0102749, said Register's Office. Being further conveyed to Paul M. Reeves from Kelli G. Reeves, by Quitclaim Deed dated October 20, 2014, of record in Instrument No. 20141020-0096466, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 843, Page 14; Restrictions of record in Instrument No. 20001017-0102750; Easement for Sanitary Sewer and Storm Drainage of record in Book 4199, Page 684; and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1327 MCALPINE AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 11th day of September, 2015.

PAUL M. REEVES

KELLI G. 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 **Paul M. Reeves and wife, Kelli G. Reeves,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of September, 2015.

My commission expires: **November 5, 2018**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON