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

BILL GARRETT, Davidson County
Trans:T20150087319 DEEDWARR
Recvd: 10/13/15 15:28 2 pgs
Fees:13.00 Taxes:573.50
20151013-0104280

ADDRESS NEW OWNER:
Reginald H. Southhall
1117 Idlewild Court
Madison, Tennessee 37115

SEND TAX BILL TO:
~~Owner~~ MORTGAGEE

MORTGAGEE
Nations Lending Corporation
4 Summit Park Drive Suite 200
Independence, OH 44131

MAP 052
GROUP 05 0A
PARCEL 221.00

# 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. ReeseJr., a married man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Reginald H. Southall, an unmarried man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF IDLEWILD COURT, SECTION 1, OF RECORD IN BOOK 6250, PAGE 371, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

Being the same property conveyed to JAMES J. REESE, JR. by deed from Catherine F. Smith, of record in Instrument No. 20150528-0048785, dated May 27, 2015, 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) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 6250, page 371, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1117 Idlewild Court, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Reginald H. Southall, an unmarried man, his 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, his 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 8th day of October 2015.

James J. ReeseJr.

James J. ReeseJr.

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public in and for said County and State, James J. ReeseJr., 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 8th day of October 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 $155,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of October 2015.

NOTARY PUBLIC
My Commission Expires: ~~February 25, 2019~~ August 23, 2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016