10109

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

O-RT-15-3033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aysha H. Tovi and Mahir Tovi	New Owner	
(NAME)	(NAME)	**173-10-A-38.00 CO**
3033 Barnes Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ULRICH REESE, UNMARRIED, AND CARMEN REESE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AYSHA H. TOVI, A MARRIED WOMAN, AND MAHIR TOVI, A MARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, TN, Being Lot No. 113, Phase One, Barnes Bend Estates, as shown on plat of record in Instrument No. 20050802-0090369, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ulrich Reese, and wife, Carmen Reese by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, recorded on the 3rd day of October, 2006 in Instrument No. 20061003-0122643, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, BARNES BEND ESTATES, as recorded in Instrument No. 20050802-0090369, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050524-0058309,
- Easement for Ingress-Egress, recorded in Book 5385, Page 986.
- Easement for Right of Way, recorded in Book 5215, Page 482.
- Easements recorded in Instrument Nos. 20020201-0014182, 20040413-0041473 and 20020408-0042673.
- Easement Agreement recorded in Book 6515, Page 495.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3033 Barnes Bend Drive, Nashville, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150096679 DEEDWARR
Recvd: 11/13/15 10:07 2 pgs
Fees:13.00 Taxes:1017.50
20151113-0115405

Witness my/our hand(s) this the 9th DAY OF NOVEMBER, 2015.

ULRICH REESE BY ATTORNEY IN FACT
Ulrich Reese by ~~Stephen~~ Dean ~~Keller~~,
Attorney In Fact

CARMEN REESE BY ATTORNEY IN FACT
Carmen Reese by Stephen ~~Dean Keller~~,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Dean Keller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ULRICH REESE AND CARMEN REESE, and who acknowledged he/she/they executed the same as the free act and deed of the said ULRICH REESE AND CARMEN REESE.

Witness my hand and official seal, this the 9th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
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Nashville, TN 37212