WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/15 15:08 3 pgs
Fees:18.00 Taxes:222.00
20151209-0124063



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $60,000.00.

Affiant

Subscribed and sworn to before me this 7th day of December, 2015

Notary Public

My Commission expires: 8/5/18 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2018 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Balanced Property Group, LLC	SAME	10100009600
1116 Kirkwood Drive		
Franklin, TN 37067		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tamara Cope Addis, Executor of the James Marion Reese Estate**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Balanced Property Group, LLC, a Nevada limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The following described property located between the present River Road and the Gower School Road, described according to a Survey Dated March 8, 1962, by S.H. Hutchison, Surveyor, in the Eighth (8th) Civil District of Davidson county, Tennessee, and being more particularly described as follows:

Beginning at an iron spike in the center of the present River Road at the intersection of Gower School Road; thence with Gower School Road as follows: South 38 degrees West, passing the center of a cut-off road, or a "Y" at 132 feet, in all 464 feet, more or less, to a point in said road; thence south 45 degrees West 113 feet to a point in said road; thence leaving Gower School Road and passing a stake on the South margin of road, and passing another stake at the corner of the 2nd and 3rd Tracts at 111.5 feet and another stake on the Westerly margin of the present River Road, in all 254.5 feet to a point in the center of said River Road; thence with said River Road as follows: North 14 degrees East 301.5 feet to a point in the road; thence North 12 degrees East, passing the center of the cut-off or "Y" road at 148.6 feet, in all 280.5 feet, more or less, to the point of beginning; and containing 1.71 acres, more or less, and being the 1st tract shown on the above survey.

Being the same property conveyed to James M. Reese from U.S. Bank National Association as Trustee for the Certificateholders Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates series 2007-AHL3, organized and existing under the laws of the United States of America by Special Warranty Deed on August 2, 2012, of record in Instrument Number 20120810-0071413, Register's Office for Davidson County, Tennessee. The said James M. Reese having since died on January 15, 2015, leaving said property to Sarah Reese Cope, devisee of the Last Will and Testament, Case No. 15P-742, Davidson County Probate Court, Tennessee. Said Last Will and Testament granted powers to Executor with full power to sell, transfer and convey any real property.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.

This is improved property known as: **6736 River Road Pike, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 2, 2015.

The James Marion Reese Estate

BY: Tamara Cope Addis
Tamara Cope Addis, Executor

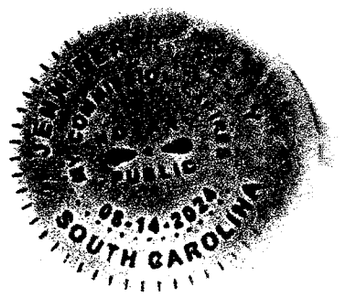
STATE OF SC
COUNTY OF Spartanburg

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tamara Cope Addis** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 2, 2015

My commission expires 8-14-2024

Jennifer R. Kelly
Notary Public



I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE