Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150105718 DEEDWARR
Recvd: 12/15/15 10:33 2 pgs
Fees:13.00 Taxes:777.00
20151215-0125914

02-1511-49704

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of December, 2015.

Notary Public
My commission expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shelley Suzanne Farrester Alan Ray Farrester 3213 Hidden Creek Drive Cane Ridge TN 37013	Reliance First Capital 201 Old Country Rd, Ste 205 Melville, NY 11747	182-01-0-A-078.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles M. Reaves and Kelly Nickell, now known as Kelly Reaves, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shelley Suzanne Farrester and Alan Ray Farrester, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 78, on the Plan of Phase One, Section Two, Sunset Hills, of record in Instrument No. 20071220-0146323, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Reaves and Kelly Nickell by deed from Lake Forest Homes, Inc., dated May 30, 2008, recorded June 5, 2008, of record in Instrument No. 20080605-0058066, Register's Office for Davidson County, Tennessee.

Kelly Nickell and Kelly Reaves are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3213 Hidden Creek Drive, Cane Ridge, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

WITNESS my hand this 10th day of December, 2015.

Charles M. Reaves

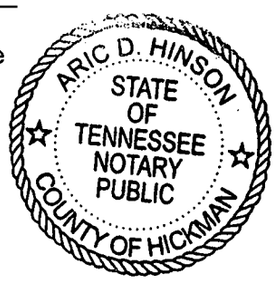
Kelly Reaves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Charles M. Reaves and Kelly Reaves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 10th day of December, 2015.

Notary Public
State of Tennessee at Large



My Commission expires: 6/29/16