# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/16 08:26 3 pgs
Fees:18.00 Taxes:1202.50
**20160725-0076009**

State of Tennessee
County of ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2016.

Notary Public

My commission expires: SEP 2 0 2016
(AFFIX SEAL)

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Aaron Smith**<br>**Amy Smith** | Access National Mortgage, a Division of Access National Bank | **Map 172-12-0-B Parcel 299.00co** |
| **608 Roundhill Place** | 1800 Robert Fulton Dr., Ste 350 | |
| **Nashville, Tennessee 37211** | Reston, VA 20191 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Nicholas H. Reese and Yardena L. Reese, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Aaron Smith and Amy Smith, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 477 on the Plan of Bradford Hills, Section Thirteen, of record in Book 7900, Page 661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Nicholas H. Reese and Yardena L. Reese, husband and wife, by Deed dated June 10, 2014 from John Morford and wife, Jean Morford, of record in Instrument No. 20140618-0053115, Register's Office for Davidson County, Tennessee.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 7900, Page 6, amended in Book 7900, Page 661, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Bradford Hills, Section Thirteen, of record in Book 8069, Page 170, and in Book 9227, Page 681, Register's Office for Davidson County, Tennessee. (3) By-Laws of Bradford Hills, Section Thirteen Homeowners' Association, Inc. of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee. (4) Charter of Bradford Hills Homeowners' Association, Inc. of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee. (5) Conveyance for open space recorded in Book 9779, Page 672, said Register's Office. (6) Conveyances for water/sewer services of record in Book 8377, Page 769, and in Book 8377, Page 808, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the grantees herein.**

This is improved (__X_) Unimproved (____) property, known as **608 Roundhill Place, Nashville, Tennessee 37211**

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 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 my/our hand(s) this **18th** day of **July, 2016.**

**Nicholas H. Reese**

**Yardena L. Reese**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **Nicholas H. Reese and Yardena L. Reese,** the within named sellers, 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 Nashville, Tennessee, this **18th** day of **July, 2016.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17

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

# True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY