29632-5 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170037778 DEEDWARR
Recvd: 05/04/17 09:24 2 pgs
Fees: 13.00 Taxes: 610.50
20170504-0044096

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$165,000.00**.

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2017.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

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
Dal Za Suan	**Equity Prime Mortgage, LLC**	**176-05-0-B-060-00co**
112 Firelight Court	**5 Concourse Parkway, Queen Building**	
Antioch, TN 37013	**Atlanta, GA 30328**	

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, I,

Beatrice M. Reese, married

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

Dal Za Suan, an unmarried man

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. 155, on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Page 885, 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 Beatrice M. Reese and husband, Dwayne A. Reese by Deed from Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20050516-0054829, re-recorded in Instrument No. 20050606-0064031, Register's Office for Davidson County, Tennessee. The said Dwayne A. Reese having Quitclaimed the said property to Beatrice M. Reese, by Quitclaim Deed dated January 28, 2017, of record in Instrument No. 20170201-0010547, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:
(1) The plan of record as shown in Plat Book 6900, Pages 885 - 887, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Boundary Plat of record in Plat Book 6900, page 884, said Register's Office. (3) Charter of Hickory Woods Estates Homeowners Association, of record in Book 9680, page 319, Register's Office for Davidson County, Tennessee. (4) Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 4435, page 20, Book 6952, page 830, Book 7145, page 614, Book 7145, page 618, said Register's Office. (5) Right of Access recorded in Book 7224, page 642, said Register's Office. (6) Sewer Tap assignment in Book 6008, page 756 and in book 5935, page 707, said Register's Office. (7) Sanitary Sewer Easement of record in Book 9790, page 311, said Register's Office. (8) Rules and Regulations for Hickory Woods Estates of record in Instrument No. 20010614-0062709, in Instrument No. 20011015-0111957 and in Instrument No. 20031010-0150800, said Register's Office. (9) Regulations of record in Instrument No. 20010614-0062710, said Register's Office. (10) Easements conveyed to TVA or record in Book 86, page 429; Book 437, page 39; and in Book 9632, page 973, said Register's Office. (11) Quitclaim Deed to Hickory Woods Estates Homeowners Association for open spaces of record in Book 9786, page 923, said Register's Office. (12) Easement conveyed to Nashville Gas of record in Book 5897, page 209, said Register's Office. (13) Ingress/Egress Easement as set out in Deed of record in Book 4725, page 96, said Register's Office. (14) Declaration of Covenants, Conditions and Restrictions of Hickory Woods, Section C, of record in Book 7823, Page 857, and amended in book 9678, Page 187, and further amended in Book 9764, Page 44, Register's Office for Davidson County, Tennessee. (15) By-Laws of Hickory Woods, Section C, Homeowners' Association, Inc. of record in Book 7932, Page 648, and amended in Book 9678, Page 213, and further amended in Instrument No. 20001207-0120450, Register's Office for Davidson County, Tennessee. Hickory Woods Estates Homeowners Association Architectural Review Committee, of record in Instrument No. 20010614-0062710, said Register's Office. (16) Taxes for the current which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

Dwayne A. Reese, spouse of the above named Beatrice M. Reese, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This is improved property, known as **112 Firelight Court, Antioch, 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 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 **3rd** day of **May, 2017.**

Beatrice M Reese
Beatrice M. Reese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Beatrice M. 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 **3rd** day of **May, 2017.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: