THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,845,000.00. Kathryn Reeder Affiant Subscribed and sworn to before me this 29th day of June, 2017. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 33652-05-2017
WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M17C316

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dina Acciai Basile, Frank Anthony Basile 4918 Maymanor Circle Nashville, TN 37205	New owner	Map and Parcel No.: 116 02 0 B 047 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Russell Reeder and wife, Kathryn Reeder** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frank Anthony Basile and Dina Acciai Basile, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4918 Maymanor Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20170059157 DEEDWARR
Recvd: 07/11/17 10:31 3 pgs
Fees:18.00 Taxes:6826.50
20170711-0069586

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2017.

Russell Reeder

Kathryn Reeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Russell Reeder and Kathryn Reeder, 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, at office, this 29th day of June, 2017.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Hill Place, as of record in Plat Book 7900, pages 923 through 932, corrected by Surveyor's Certificate of Correction in Book 10058, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Russell Reeder and wife, Kathryn Reeder, by deed dated February 27, 2015 from J. Duffy Mocco and wife, Wendy E. Mocco, of record in Instrument No. 20150303-0018221, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 116 02 0 B 047 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Hill Place, of record in Book 9645, page 85, amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20000322-0029124 and Instrument No. 20010510-0048634, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Hill Place Homeowners Association of record in Book 9737, page 400 and Instrument No. 20090324-0026385, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 7900, pages 923 through 932, corrected in Book 10058, page 112, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 913, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6391, page 530, and Book 8223, page 594, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 3506, page 63, Register's Office for Davidson County, Tennessee.