LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $615,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JULY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9132 REESE JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John Reese and Audrey Reese	Franklin American Mgt	160-02-0-018.00
873 FOREST ACRES DRIVE	6100 Tower Circle Ste 600	
Nashville, TN 37220	Franklin, TN 37067	

FOR AND 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,

MARK A. HUMPHREY, AND WIFE, NANCY S. HUMPHREY

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

JOHN REESE, AND AUDREY REESE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 873 FOREST ACRES DRIVE, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 28th day of July, 2017.

Mark A. Humphrey

Mark A. Humphrey

Nancy S. Humphrey

Nancy S. Humphrey

BILL GARRETT, Davidson County
Trans:T20170065349 DEEDWARR
Recvd: 07/31/17 11:17 2 pgs
Fees:13.00 Taxes:2275.50
20170731-0077293

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MARK A. HUMPHREY AND NANCY S. HUMPHREY, the bargainor(s), 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 Franklin, Tennessee, this 28th day of July, 2017.

Notary Public

My Commission Expires: 3/15/2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. B on the plan of Subdivision Lots "A" "B" & "C" being a resubdivision of Lots 27 & 28, Forest Acres Section 3 R.O.D.C. Book 1424, Page 56, of record in Book 2330, Page 7, Register's Office for said County.

Said Lot No. B, which is a corner lot, fronts 252.3 feet on the Southerly margin of Nanearle Place and fronts 193.6 feet on the Easterly margin of Forest Acres Drive, said frontages being joined by a curve having a length of 19.9 feet, and extends back 299.7 feet on the Southerly line and 194.5 feet on the Easterly line to a point of interaction.

Being the same property conveyed to Mark A. Humphrey and wife, Nancy S. Humphrey by Warranty Deed from Henry J. Farnsworth and wife, Mary B. Farnsworth, recorded on the 9th day of March, 1988 in Deed Book 7487, Page 268, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1424, Page(s) 56 and Plat Book 2330, Page 7, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7209, Page 701.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.