Bill Garrett Davidson County
Batch# 66347 DEEDWARR
03/07/2018 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,946.20
20180307-0021652

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $526,000.00.

Amanda J Attlesey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G18-1165D

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF PAMELA JO SMITHSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Giacomo Tormene and Jan Bradley (NAME)	Everett Financial Inc D/B/A Supreme Lending (NAME)	105-09-0K-001.00-CO
544 Vernon Dr. SE ~~1011 A Acklen Avenue~~ (STREET ADDRESS)	14801 Quorum Dr. Ste 300 (STREET ADDRESS)	
Cedar Rapids, IA 52403 ~~Nashville, TN 37203~~ (CITY) (STATE) (ZIP)	Dallas, TX 75254 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Derek E. Miller-Reynolds and John P. Miller-Reynolds**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Giacomo Tormene and Jan Bradley**, 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:

*Husband & Wife

Land in Davidson County, Tennessee, being Unit No. A on the plan of HOMES OF ACKLEN, A PLANNED UNIT DEVELOPMENT, as shown on Exhibit "B' to the Declaration of record in Instrument No. 20121204-0111496, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Derek E. Reynolds, unmarried and John P. Miller, unmarried, as joint tenants with right of survivorship from Jeff King and Tammy King, husband and wife, by Deed dated November 8, 2013, as Instrument No. 20131112-0116798, in the Register's Office for Davidson County, Tennessee.

The said Derek E. Reynolds and John P. Miller having since married are now known as Derek E. Miller-Reynolds and John P. Miller-Reynolds.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 94-95, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Instrument No. 20121204-0111496 and Instrument No. 20131024-0110992, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1011 A Acklen Avenue, Nashville, TN 37203.

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 and assigns, forever, and we do covenant with 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. Whenever 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 2nd day of March, 2018.

Derek E. Miller-Reynolds — March 02, 2018 Date

John P. Miller-Reynolds — March 02, 2018 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Derek E. Miller-Reynolds and John P. Miller-Reynolds, 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, this 2nd day of March, 2018.

My Commission Expires: 6/20/24

Notary Public

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY