WARRANTY DEED

Bill Garrett Davidson County
Batch# 127961 DEEDWARR
08/13/2018 10:00:10 AM 2 pgs
Fees: $13.00 Taxes: $1,250.60

20180813-0079493

R-BR-18-1002

ROBIN S. EDWARDS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Russell A. Reeves		
(NAME)	(NAME)	
1002 Birdsall Street	New Owner	**44-15-348.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FLIPPIN VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUSSELL A. REEVES, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 43 on the Plan of Village of Old Hickory, Section "B", of record in Plat Book 1424, Page 67, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Flippin Ventures, LLC, a Tennessee limited liability company, by Special Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Phyllis C. Martin, recorded November 27, 2017 in Instrument No. 20171127-0120831, Register's Office for Davidson County, Tennessee and further being the same property conveyed to James E. Martin and wife, Phyllis C. Martin by Warranty Deed from Leroy Downs, Jr. and John C. Hess, as Co-Executors of the Estate of Lurene D. Vaughn, recorded March 29, 1984 in Book 6259, Page 236, Register's Office for Davidson County, Tennessee. The said James E. Martin having since died on July 15, 2002, vesting the property in Phyllis C.Martin as surviving spouse. The said Phyllis C. Martin having since died on September 23, 2015 and whose probate estate was administered in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 17P-507. Pursuant to an Order of the Court, Peggy Mathes, Administrator of the Estate, was authorized to sell the property.

This conveyance is subject to:
- Property Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee.
- Boundary Surveys of record in Plat Book 1424, Page 69 and Plat Book 1835, Page 87, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1002 Birdsall Street, Old Hickory, Tennessee 37138**.

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 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 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 the 9th DAY OF AUGUST, 2018.

Flippin Ventures, LLC

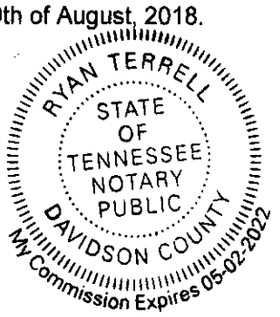
BY: _____
Mark Rothschild
Authorized Agent and Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ROTHSCHILD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT AND MEMBER of FLIPPIN VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT AND MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of August, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212