This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $245,000.00.

Affiant

Subscribed and sworn before me this the 5th day of April, 2019.

Notary Public
My commission expires:

JEFFREY M. GRISSOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Karen Johnson Davidson County
Batch# 214664 **DEEDWARR**
04/05/2019 02:39:55 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20190405-0031292

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
M. Christopher Callis Burks	SWBC Mortgage Corporation	117-3-C 113.00
113 Hillsboro Pl	9311 San Pedro #100	
Nashville, TN 37215	San Antonio, TN 78216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TODD REESE, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey TO MICHAEL CHRISTOPHER CALLIS BURKS AND DARRELL R. CALLIS BURKS, SPOUSES MARRIED TO EACH OTHER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 113 of Hillsboro Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6244, page 394, and amended in Book 6285, page 209, the Plat of which is of record in Book 5200, page 725, and amended in Plat Book 5200, pages 757 and 758, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Todd Reese, unmarried, by deed from Dorothy W. Perry, unmarried, dated 07/14/2003, of record in Instrument No. 20030717-0100764, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 113 Hillsboro Pl, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of April, 2019.

Todd Reese

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Todd Reese, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2019.

My commission expires:

4/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY