WARRANTY DEED	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2000. Notary Public MY COMMISSION EXPIRES: 6/16/04 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Grand Canyon Properties, LLC (NAME)	Grand Canyon Properties, LLC (NAME)	083-13-0061.00
3927 Gallatin Road (ADDRESS)	3927 Gallatin Road (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, Charles S. Reynolds, with full power and authority to him to sell, convey, mortgage, lease, or otherwise dispose of the property as given in Book 10684, page 774, Register's Office of Davidson County, Tennessee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grand Canyon Properties, LLC, a limited liability company, 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Spring Park Subdivision, as of record in Book 57, page 134, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the westerly side of South 14th Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Charles S. Reynolds and wife, Edna Mae Reynolds by warranty deed of Neil E. Pyburn and wife, Flora K. Pyburn of record in Book 4435, page 472, Register's Office of Davidson County, Tennessee. Also see Quitclaim Deed to Charles S. Reynolds for his life, without any liability for waste, with full power and authority in him to sell, convey, mortgage, lease, or otherwise dispose of the property of record in Book 10684, page 774, Register's Office of Davidson County, Tennessee.

Subject to Matters appearing on the Plan of record in Plat Book 57, page 134, Register's Office of Davidson County, TN, all other matters appearing of public record.

Davidson County DEEDWARR
Recvd: 11/02/00 12:21 2pgs
Fees:11.00 Taxes:157.25
20001102-0108875

unimproved ☐
This is improved ☒ property, known as 106 South Fourteenth Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 23rd day of October, 2000.

Susan A. Gallione

Charles S. Reynolds,
By: Tommye Anderson
Tommye Anderson, Attorney-in-Fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Tommye Anderson, Attorney-in-Fact, for Charles S. Reynolds, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Charles S. Reynolds, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record simultaneously herewith at the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Richmond Hts. OH this 20 of October, 2000.

Commission expires:

Susan Gaglione
Notary Public

Susan Gaglione, Notary Public
State of Ohio, Cuyahoga County
My Commission Expires April 25, 2004

STATE OF OHIO NOTARIAL SEAL