**This instrument prepared by:**
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

**FILE NO: 2002130**

# WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Reynolds Properties & Renovations, LLC | (NAME)<br>Same | Map 83-5, Parcel 369 |
| (STREET ADDRESS)<br>5638 Oakes Drive | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP)<br>Brentwood TN 37027 | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SHEARON D. CHARLTON,** has this day bargained and sold, and does hereby transfer and convey unto the said, **REYNOLDS PROPERTIES & RENOVATIONS, LLC, a Tennessee limited liability company,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being westerly 11.4 feet of Lot No. 2 and the easterly 37.2 feet of Lot No. 3 of Block No. 1 on the Corrected Plan of the subdivision of Blocks 1, 2 and 3 of the T. P. Weakley Home Place, as of record in Book 421, page 50, Register's Office, Davidson County, Tennessee.

Said parts of Lot Nos. 2 and 3 front together 48.6 feet on the southerly side of Seymour, formerly Franklin Avenue, and run back between parallel lines 240 feet to an alley.

Being the same property conveyed to Edwin T. Charlton and wife, Hazel D. Charlton by deed of record in Book 2149, page 549, Register's Office, Davidson County, Tennessee. The said Edwin T. Charlton and Hazel D. Charlton are both deceased; she having predeceased him, and he having died intestate with Shearon D. Charlton as his sole heir at law.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $107,500.00.

Subscribed and sworn to before me this the ~~27th~~ 30th day of December, 2002.

Affiant

My commission expires: 7/30/05

Kay B. Housch, Notary Public

K. B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY, TN

This is improved property known as 1406 Franklin Ave., Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

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 our hand this 27th day of December, 2002.

Shearon D. Charlton

Davidson County DEEDWARR
Recvd: 12/31/02 11:55 2pgs
Fees:13.00 Taxes:397.75

20021231-0162577

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHEARON D. CHARLTON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 200

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

**ENCUMBRANCES:**

1. 2003 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plan of record in Plat Book 421, page 40, Register's Office, Davidson County, Tennessee.