Davidson County DEEDWARR
Recvd: 05/28/04 15:48 2pgs
Fees:13.00 Taxes:4995.00

20040528-0063344

jtc file no. 17123-2

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 10.12.05.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Michael A. Skinner	Pinnacle National Bank	159-16
128 Woodward Hills Place	211 Commerce Street, Suite 300	GROUP
Brentwood, TN 37027	Nashville, TN 37201	PARCEL 6

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Three Hundred Fifty Thousand Dollars and Zero Cents ($1,350,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Reynolds Properties & Renovations, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael A. Skinner and wife, Stephanie A. Skinner, 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.

BEING Lot No. 6 on the Revised Final Plat of Woodward Hills of record in Book 9700, page 900, amended in Book 11766, page 32, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 138.96 feet on the easterly margin of Woodward Hills Place (Private) and extends back 308.76 feet on the northerly line and 320.78 feet on the southerly line to a dead line in the rear measuring 134.0 feet thereon.

BEING the same property conveyed to Reynolds Properties & Renovations, LLC by Quitclaim Deed from Tim Reynolds of record as Instrument No. 20040308-0026163 in the Register's Office for Davidson County, Tennessee. Tim Reynolds being one and the same person as Timothy Reynolds, the Grantee in deed of record as Instrument No. 20030404-0044686, R.O.D.C.

This conveyance is subject to: Property taxes for 2004 and subsequent years; the Plan, with Owner's Certificate, of record in Plat Book 9700, page 900 and amended in Plat Book 11766, page 32, said Register's Office which Plan shows a 75-foot minimum building setback line from Woodward Hills Place (Private), together with a designated building site and a portion of a 20-foot sewer easement along the easterly portion of the southerly line, and 20-foot easement for public utility purposes along the westerly front line; the Declaration of Covenants, Conditions and Restrictions of record in Book 11643, page 319, Book 11766, page 34 and Doc. No. 200006210061752 and By-Laws in Doc. No. 200005020043931, said Register's Office, which sets forth assessments, liens and other matters, to Declaration reference is hereby made for more particulars.

This is improved ☒ property, known as 128 Woodward Hills Place, Brentwood, TN 37027

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 the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 26th day of May, 2004.

Reynolds Properties & Renovations, LLC

By: _____
Timothy Reynolds
Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Timothy Reynolds, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Reynolds Properties & Renovations, LLC, the within named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 26th May, 2004.

Commission expires: 10/12-05

_____
Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee