WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 13, 2007

Davidson County DEEDWARR
Recvd: 09/21/04 14:10 2pgs
Fees:13.00 Taxes:438.45
20040921-0113605

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Larry Reynolds	Union Planters Bank, N.A..	90-16-0-228
(NAME) 6112 Henry Ford Drive	(NAME) 3325 West End Ave,	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(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, WE, Patricia Ann Lee , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Larry Reynolds and wife, Joann Pittman Reynolds , 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. 407 on the Plan of Charlotte Park, Section 5, as of record in Plat Book 2663, Pages 111-112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patricia Ann Lee by quitclaim deed from Patricia Ann Lee Executrix of Estate of Geneva Henrietta Castleberry of record in Instrument No. 200406150070471, Register's Office for said County, executed on 04/29/04 and filed on 06/15/04.

Being the same property conveyed to Aubrey C, Castleberry and wife, Geneva H. Castleberry by deed from Andrew Owen Adair and wife, Carolyn Gillespie Adair of record in Book 3159, page 159, said Register's Office. The said Aubrey C. Castleberry and Geneva H. Castleberry have since died with Aubrey C. Castleberry pre-deceasing Geneva H. Castleberry. The Last Will and Testament of Geneva Henrietta Castleberry of record in Will Vol. No. 56 02/1465196, Docket No. 04P-637 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Patricia Ann Lee. By Quitclaim Deed of record in Doc. No. 20040615-0070471, said Register's Office. Patricia Ann Lee, as Executive of the Estate of Geneva Henrietta Castleberry, Docket No. 04P-637 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, conveyed subject property to Patricia Ann Lee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663, Pages 111 and 112, said Register's Office, which Plan shows a 40 foot minimum building setback line from Henry Ford Drive and a 10 foot easement for public utility purposes along the rear line(s); Rights, conditions, obligations and restriction in regard to the use of a sewage system stated in an agreement between Consolidated Development Co, Inc. and the City of Nashville of record in Book 2593, page 566, said Register's Office.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6112 Henry Ford Drive, Nashville, TN 37209

(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/our hand(s) this 20th day of September, 2004.

Patricia Ann Lee

STATE of Tennessee
COUNTY of Davidson

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

Witness my hand and Official Seal this the 20th day of September, 2004.

DAWN CHASE NOTARY PUBLIC AT LARGE TN WILLIAMSON CO. MY COMMISSION EXPIRES 5/23/2008

My Commission Expires:

Notary Public

File Number2408094

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027