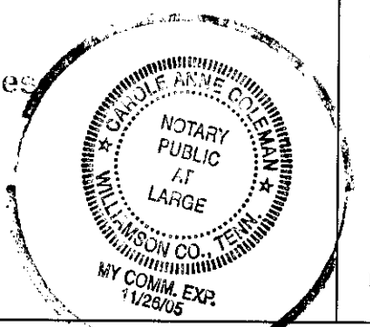
WARRANTY DEED

RETURN TO:
Richmond Title Services
209 10th Ave S Ste 235
Nashville TN 37203



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCOTT TROXEL	SAME	73-1-194
(NAME)	(NAME)	
3921 IVY DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/02/04 11:09 2pgs
Fees:13.00 Taxes:506.90

20041202-0143566

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, **P. LYNNE REYNOLDS and COLLEEN J. CARSON, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT TROXEL**, 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: AN UNMARRIED MAN

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 58 ON THE PLAN OF MOSS ROSE HEIGHTS, SECTION 4, AS OF RECORD IN BOOK 1835, PAGE 103 REGISTERS' OFFICE FOR SAID COUNTY.

SAID LOT NO. 58 FRONTS 76.0 FEET ON THE SOUTHWESTERLY MARGIN OF IVY DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 231.08 FEET ON THE NORTHWESTERLY LINE AND 248.25 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR MEASURING 77.91 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO P. LYNNE REYNOLDS and COLLEEN J. CARSON, as joint tenants with right of survivorship BY DEED FROM CATHERINE R. JONES, UNMARRIED, DATED 08/14/01 OF RECORD IN INSTRUMENT NO. 20010814-0087781 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **3921 IVY DRIVE, NASHVILLE, TN 37216**

(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 our hands this 30th day of November, 2004.

P. LYNNE REYNOLDS

COLLEEN J. CARSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared P. LYNNE REYNOLDS and COLLEEN J. CARSON, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons whom executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public



My Commission Expires JULY 19, 2008