Davidson County DEEDWARR
Recvd: 09/16/05 13:46 2 pgs
Fees:13.00 Taxes:8811.18

20050916-0111731

RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,381,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 16th day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(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
James E. Manson	SAME	130-06-0
703 Belle Meade Boulevard		GROUP
Nashville, Tennessee 37205		PARCEL 076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Million Three Hundred Eighty One Thousand Four Hundred Dollars and Zero Cents ($2,381,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Reynolds Properties & Development, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James E. Manson and wife, Ellen M. Manson, 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 plat of a subdivision of Lots Nos. 18, 19, 20 and 21 of Belle Meade Plan No. 2 in Book 421, pages 98 and 99, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 112.0 feet on the westerly side of Belle Meade Boulevard and runs back between parallel lines 294.0 feet on the north line and 282.3 feet on the south line to the east line of Lot No. 7 on said plat and is part of said Lot No. 18.

BEING the same property conveyed to Reynolds Properties & Development, LLC, by deed dated July 30, 2004, from William D. Orand, Successor Trustee of the 705 Trust, of record as Instrument No. 20040802-0092146 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 703 Belle Meade Boulevard, Nashville, Tennessee 37206

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 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 16th day of September, 2005.

Reynolds Properties & Development, LLC

By: _____

Timothy D. Reynolds
Chief Manager and Sole Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy D. Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager and Sole Member of Reynolds Properties & Development, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager and Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Chief Manager and Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2005.

Commission expires: October 12, 2005

_____

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County Tennessee