Davidson County DEEDWARR
Recvd: 09/29/05 16:15 2 pgs
Fees:13.00 Taxes:814.00
20050929-0117382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of September, 2005.

Notary Public

My Commission Expires: 9/3/06

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William J. Reynolds
3818 West End 211
Nashville, TN

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

104-09-0-K-211.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andrew A. Stec hereinafter referred to as Grantors, hereby transfers and conveys to William Jay Reynolds, et ux Denise Reynolds hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit Number 211, The Montclaire, as described in the master Deed Establishing Horizontal Property Regime of the Mountclaire, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by Instrument of record in Book 7902, Page 113, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit as described in said Master Deed, as amended.

Being the same property conveyed to Andrew A. Stec by warranty deed from Hope Stewart Walker of record in Instrument No. 20040505-0050943, Register's Office for Davidson County, Tennessee, dated April 30, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in Book 7332, page 380 and book 7902, page 113, Register's Office for Davidson County, Tennessee.

HOA Dues if/any.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3818 West End 211, Nashville, TN.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 28th day of September, 2005.

_____ _____

_____ _____

Andrew A. Stec

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Andrew A. Stec, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/28/2005.

Witness my hand and official seal this 28th day of September, 2005.

_____
Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

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