Davidson County DEEDWARR
Recvd: 04/04/06 14:36 2 pgs
Fees:13.00 Taxes:984.20
20060404-0038507

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 266,000.00

Tommy E. McReynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tommy E. McReynolds	New Owner	Map 075
215 Stoners Glen Court		Group 15-0-A
Hermitage, TN 37076		Parcel 215.00-CO

FOR AND IN 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

Thomas H. Evans and wife, Mary C. Evans

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tommy E. McReynolds and wife, Harriet McReynolds
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/Unit No. 215, on the Plan of Phase Three, Stoner's Glen, of record in Instrument 20010726-0079444 and corrected in Instrument 20020319-0034160, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas H. Evans and wife, Marcy C. Evans by deed from Frank Batson Homes, Inc., of record in Instrument 20020925-0116852, dated September 23, 2002, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20000526-0052723; Instrument 20020115-0006136; and Instrument 20040115-0006286, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010726-0079444 and corrected in Instrument 20020319-0034160, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 215 Stoners Glen Court, Hermitage, TN 37076

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 3rd day of April, 2006.

Thomas H. Evans

Mary C. Evans
Mary C. Evans

FILE BOX 45

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 Thomas H. Evans and Mary C. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of April, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.