WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/07 10:43 2 pgs
Fees:13.00 Taxes:1176.60

20070521-0060175

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $318,000.00.

Affiant

Subscribed and sworn to me on May 18, 2007.

NOTARY PUBLIC

My Commission Expires: 9/20/08

TENNESSEE NOTARY PUBLIC

TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Phillip M. and Kelly A. Reynolds 5221 Fredericksburg Way East Brentwood, TN 37027	Bank of America 9000 Southside Blvd. Jacksonville, FL 32256	171-3-B-13

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cathy T. McCormack n/k/a Cathy T. Werthan, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Phillip M. Reynolds and wife, Kelly A. Reynolds, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 268, on the plan of Fredericksburg, Section 5-B, a Planned Unit Development, of record in Plat Book 7900, Page 953, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cathy T. McCormack, unmarried, by Warranty Deed dated August 31, 1999 from Brook A. Sells, unmarried, of record in Book 11644, Page 565, Register's Office for Davidson County, Tennessee. Cathy T. McCormack, having since married Anthony L. Werthan, is now known as Cathy Werthan.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Easements and Setback Lines as set out per Plat Book 7900, Page 953, amending Plat Book 7900, Page 509, Register's Office for Davidson County, Tennessee; and
3. Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions and By-Laws recorded in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 10694, Page 541; Book 10694, Page 539; Book 8920, Page 45; 11682, Page 75 omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5221 Fredericksburg Way East, Brentwood, TN 37027.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she 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 herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Anthony L. Werthan, husband of Cathy T. Werthan, joins in this conveyance for the purpose of transferring any marital interest he may have in the property.

WITNESS our hands on May 18, 2007.

Cathy T. Werthan

Anthony L. Werthan

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 18, 2007, before me personally appeared Cathy T. Werthan and husband, Anthony L. Werthan to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 18, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE