07

REALTY TITLE
Bk 48A

Davidson County DEEDWARR
Recvd: 07/27/07 09:24 2 pgs
Fees:13.00 Taxes:604.95

20070727-0089190

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$163,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ASHLEY R. REYNOLDS, ET AL	Homefocus Tax Service	**062-02-0A-337.00CO**
(NAME) **3116 BARKSDALE HARBOR DRIVE**	(NAME) Lender # 2190 P.O. Box 26389	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) Richmond, VA 23260-0000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, BEN MORRISON AND WIFE, BETHANY MORRISON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY R. REYNOLDS, UNMARRIED AND ROBERT C. REYNOLDS AND WIFE, B. K. REYNOLDS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 309 on The Plan of River Trace Estates, Phase 2, Section 6, as of record in Instrument Number 200106050058138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ben Morrison and wife, Bethany Morrison from Troy Watson and Raysail Watson, both unmarried, by deed dated July 30, 2004 of record in Instrument No. 20040812-0097622, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Instrument No. 200106050058138, By-Laws of record in Book 6851, page 363; Restrictive Covenants of record in Book 6851, page 370 and Book 6982, page 747; Charter of River Trace Homeowner's Association of record in Book 6851, page 363; Agreement of record in Book 7030, page 798; Easements of record in Book 1163, page 341and Book 2022, page 83; Open-Space of record in Book 7907, page 168, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **3116 BARKSDALE HARBOR DRIVE, NASHVILLE, TN 37214**
(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 20 day of **July, 2007**.

BEN MORRISON

BETHANY MORRISON

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 **Ben and Bethany Morrison**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20 day of July, 2007.

My commission expires: **September 22, 2007**

Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067