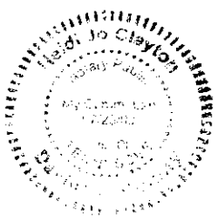
Box 13 #14086

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,921.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2008.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) 72509

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie Reynolds and Jeff Reynolds	US Bank N.A. ISAOA	095-11-0-102.00
(NAME)	(NAME)	
417 Adair Road	4801 Frederica St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kristen Richter f/k/a Kristen Brown and husband, Jeremy Richter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katie Reynolds and Jeff Reynolds, wife and husband, 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. 43 on the Plan of Cloverdale, of record in Book 2133, Page 9, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristen Brown, unmarried, by Warranty Deed dated September 28, 2005 from Karen Pendley Kuykendall and husband Glen R. Kuykendall of record in Instrument No. 20050929-0117126, Register's Office for Davidson County, Tennessee.

Jeremy Richter, spouse of Kristen Brown, hereby joins in this conveyance, transferring all his right, title and interest in said property, marital or otherwise.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 417 Adair Road, 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.

Davidson County DEEDWARR
Recvd: 03/07/08 10:28 2 pgs
Fees:13.00 Taxes:480.71
20080307-0023142

Witness my hand this 26th day of February, 2008.

Kristen Richter f/k/a Kristen Brown

Kristen Richter f/k/a Kristen Brown

Jeremy Richter

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristen Richter f/k/a Kristen Brown and Jeremy Richter, 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 Franklin, Tennessee this 26th day of February, 2008.

Commission expires:

11/14/09

Notary Public

