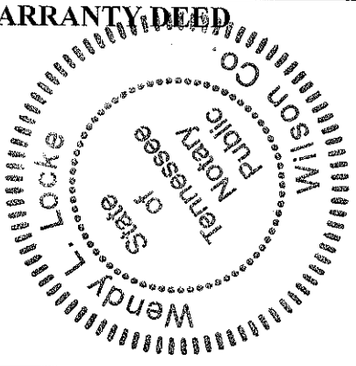
File No. 280401086

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-27-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/03/08 14:14 3 pgs
Fees:18.00 Taxes:349.65
20080603-0056623

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin S. Wilson	SunTrust Mortgage, Inc.	086060S53800
(NAME)	(NAME)	
538 Chandler Place	401 Commerce Street, Suite 6100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Bradley S. Reynolds, and Wife Kelley Reynolds

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Justin S. Wilson, Single Person,

hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 538 on the plan of Steeplechase Condominiums, according to the Plan of record in Book 6200, Page 454 and as Ex. To Master Deed of record in Book 6816, Page 483, as amended in Book 7390, Page 1, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Bradley S. Reynolds, a single man by Deed dated April 1, 2005 from William J. Spicer and wife, Judy L. Spicer of record in Instrument No. 20050405-0037440, Register's Office for said County.

The said Bradley S. Reynolds having since married Kelley Reynolds joins in this conveyance to convey any and all rights she may have in this property.

Subject to Master Deed restrictions recorded in Book 6816, Page 483 and amended in Book 7390, Page 1, Register's Office of Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 538 Chandler Place, Hermitage, TN 37076
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hands this 29th day of May, 2008.

Bradley S. Reynolds

Kelley Reynolds by Bradley S. Reynolds attorney in fact
Kelley Reynolds by Bradley S. Reynolds, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bradley S. Reynolds, a single man the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of May, 2008.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF Tennessee
COUNTY OF Wilson

On this the 29th day of May, 2008, before me personally appeared Bradley S. Reynolds, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kelley Reynolds, and who acknowledged that he executed the same as the free act and deed of the said Kelley Reynolds by virtue of that Power of Attorney, duly executed by the said Kelley ~~Kelly~~ Reynolds and appearing of record in Instrument Number 20080603-0056622 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 29th day of May, 2008.

My Commission Expires: 11-28-09

Notary Public

File Number: 280401086

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

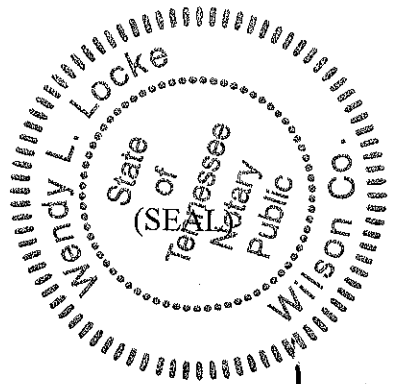
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Wendy L. Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 6-27-2011

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