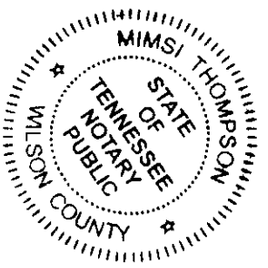
File No. 280600625

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2008

Notary Public

MY COMMISSION EXPIRES: 10/25/11
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/06/08 09:13 2 pgs
Fees:13.00 Taxes:629.00

20080806-0080888

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean A. Reynolds	GMAC Mortgage	164.06-OA 023.00
(NAME) 4316 Summercrest Blvd.	(NAME) 1801 West End Ave., Suite 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37203	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, MainStreet Homes, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jean A. Reynolds, Unmarried** hereinafter called the Grantee, Her 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 all of Lot No. 23, Final Plat of Autumn Glen, Section I, Condominium Regime as shown by plat appearing of record in Instrument 20020926-0117438, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Main Street Homes, LLC by Quitclaim Deed dated December 8, 2000 of record in Instrument 20010815-0088155, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: Sewer Easement as shown of record in Instrument 20020823-0102072; Utilities Easement as shown of record in Instrument 20021211-0153095; Easement as shown of record in Instrument 20020828-0104004; Restrictions as shown of record in Instrument 20030929-0143614, Register's Office for Davidson County, Tennessee. All matters shown on plat of record in Instrument 20020926-0117438, all in the Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

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 4316 Summercrest Blvd. Condominium 305, Antioch, TN 37013
(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, Her heirs and assigns forever; and we do covenant with the said GRANTEE 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, Her 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 1st day of August, 2008.

Main Street Homes, LLC

By: Tammy Benefield, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tennessee, Tammy Benefield with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of MainStreet Homes, LLC, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 1st day of August, 2008.

Commission expires: 10/25/11

Notary Public

File Number: 280600625

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

MIMSI THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY