File No. 281000447

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/25/08 15:12 3 pgs
Fees:18.00 Taxes:322.46
**20081125-0115591**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: July 16 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jackie Peters | Jackie Peters | 08302017300 |
| (NAME) 1541 Douglas Ave. | (NAME) 18 Castlewood Court | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) Nashville, TN 37215 | |
| (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, **Claude Nelson Reynolds, Jr., Mark H. Crocker and Barri C. Drukenbrod**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Clara Jacqueline M. Peters, Trustee of the Clara Jacqueline M. Peters Living Trust** hereinafter called the grantee(s), 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 Lot No. 56 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21 to 26 inclusive, in the Brownsville Addition, as shown of record in Book 332, Page 91, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to C. N. Reynolds and wife, Hazel C. Reynolds by Deed from Guy Carter, unmarried and Mrs. Rebecca A. Carter, a widow of record in Book 816, Page 120, Register's Office for Davidson County, Tennessee. Hazel C Reynolds having since died on February 15, 1986 and C.N. Reynolds having since died on October 29, 1993 leaving Claude Nelson Reynolds, Jr. and Doris R. Crocker as his only heirs at law. Doris R. Crocker having since died on August 1987 leaving Mark H. Crocker and Barri C. Drukenbrod as her only heirs at law. All pursuant to affidavit of heirship recorded simultaneously herewith in Instrument No. 20081125-0115590, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 332, Page 91, Register's Office for DAVIDSON County.

County of DAVIDSON taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

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 1541 Douglas Ave., Nashville, TN 37206
(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), HER 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), 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.

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 19th day of November, 2008.

Claude Nelson Reynolds, Jr. by Mark H. Crocker, Attorney in fact
Claude Nelson Reynolds, Jr. by Mark H. Crocker,
HIS Attorney-in-Fact

Mark H. Crocker
Mark H. Crocker

Barri C. Drukenbrod
Barri C. Drukenbrod

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Mark H. Crocker**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument No. 20081008-0102072, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Claude Nelson Reynolds, Jr. (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 19th day of November, 2008.

Commission expires: 01/24/2012

Notary Public

STATE of TENNESSEE
COUNTY of RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Mark H. Crocker** 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 and Official seal this 19th day of November, 2008.

Commission expires: 01/24/2012

Notary Public

STATE of TENNESSEE
COUNTY of RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Barri C. Drukenbrod** 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 and Official seal this 19th day of November, 2008.

Commission expires: July 14, 2011

Notary Public

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

**File Number: 281000447**
**RETURN TO:**
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

## CERTIFICATE OF AUTHENTICITY

I, Christopher R Jackson, 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: June 20, 2011

900