WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090058218 DEEDWARR
Recvd: 08/25/09 13:43 2 pgs
Fees:13.00 Taxes:520.41
20090825-0080022

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $140,650.00.

Catherine Rappolee
Affiant

Subscribed and sworn to before me this 18 day of August, 2009

Notary Public Georgette R Kennedy
My Commission expires: 05-06-13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jacob R. Reynolds	W R STARKEY LLP	092-13-0-431.00
3505 Dakota Avenue	5055 W. Park Blvd, Ste 300	
Nashville, TN 37209	Plano, TX 75093	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David Miller**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jacob R. Reynolds, a married man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 153 on the plan of Hortense Place, of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Miller, from Pamela Slaughter, a single person, by deed on August 17, 2006, of record in Instrument Number 20060818-0102096, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 in the estimated amount of $990.76 for county and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 092-13-0-431.00.
- Subject to all matters as shown on the Plan of record in Book 161, page 167, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20041222-0152417; and 20050728-0088189; and 20051031-0131161; and 20050819-0099130; and 20050819-0099131, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3505 Dakota Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 18, 2009.

David Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Miller** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 18, 2009

My commission expires 8/23/11

Notary Public

