WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090066492 DEEDWARR
Recvd: 09/30/09 11:09 2 pgs
Fees:13.00 Taxes:712.25
20090930-0090715

G-KW-09-1617

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/22/10

(AFFIX SEAL)

Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Summer County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam L. Hill	New Owner	
1617 Fatherland Street	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		83-14-119.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we IAN ARNER REYNOLDS AND WHITNEY ARNER REYNOLDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM L. HILL AND NIKETA HAILEY-HILL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 64, A.V.S. LINDSLEY SUBDIVISION OF THE CHADWELL TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2, PAGE 24 (CHANCERY COURT), IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHERI A. REYNOLDS, AN UNMARRIED WOMAN BY WARRANTY DEED FROM GENE O. WALKER AND WIFE, FAY CAROLE WALKER, RECORDED ON THE 9TH DAY OF DECEMBER, 2003 IN INSTRUMENT NO. 20031209-0176383, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID SHERI A. REYNOLDS HAVING SINCE DIED JANUARY 31, 2009 DEVISING THE PROPERTY TO IAN ARNER REYNOLDS AND WHITNEY ARNER REYNOLDS BY LAST WILL AND TESTAMENT FILED FOR RECORD ON FEBRUARY 20, 2009, AS SHOWN OF RECORD (DOCKET NO. 09P-262) IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 2, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1617 Fatherland Street, Nashville, Tennessee 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), their 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), 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.

Witness my/our hand(s) this 28th day of September, 2009.

Ian Amer Reynolds

Whitney Arner Reynolds

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ian Amer Reynolds, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2009.

Notary Public

My Commission Expires: 7-2410

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Whitney Arner Reynolds, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of September, 2009.

Notary Public

My Commission Expires:

(SEAL)

JOHN J. CASEY
Notary Public, State of New York
No. 41-4822965
Qualified in Queens County
Certificate Filed in New York County
Commission Expires July 31, 20 12

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903