WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100032107 DEEDWARR
Recvd: 05/27/10 15:13 2 pgs
Fees:13.00 Taxes:495.80
20100527-0041106

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00
Richard Watt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of May, 2010

Karen McCalla
Notary Public

MY COMMISSION EXPIRES: 5-31-11
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Dean	NEW OWNER	92-4-298
(NAME)	(NAME)	
914 Warren Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carolyn D. Reynolds**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Dean**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of the C.M. Holt Mansion House Tract in C.M. Holt's plan, as of record in Book 21 page 33, Register's Office for said county, being Lot No. 12 on the unrecorded plan of said property described according to a survey made by S.R. Sanford, Jr., August 14, 1947, as follows:

Beginning on the easterly margin of Warren, formerly Holt Street, 42 feet south of a 20 foot alley North of Holt Plan, said beginning point being the common corner of Lot Nos. 11 and 12; thence with the line between said lots, easterly 61 feet 6 inches to thence westerly line of Lot No. 10; thence with the westerly line of said lot, southwardly 37 feet to the corner of Lot Nos. 12 and 13; thence with the line between said lots; westerly 61 feet 6 inches to the easterly margin of Warren Street; thence with the easterly margin of said street, northwardly 37 feet to the point of beginning.

Being the same property conveyed to Carolyn D. Reynolds by Warranty Deed from Janet M. Hosale dated October 28, 2005 of record in Instrument No. 20051101-0132069, in the Register's Office of Davidson County, Tennessee. This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 914 Warren Street, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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.

CR 37
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Witness our hands this _____ ~~14th~~ day of May, 2010. **2010**

Carolyn D. Reynolds

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned authority, **Carolyn D. Reynolds**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 37n ~~14th~~ day of May, 2010. **2010**

Notary Public

My commission expires: May 24, 2013

B. FURLONG
COMM...1850910
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. May 24, 2013

BCT3 BCT3