(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100059697 DEEDWARR
Recvd: 09/22/10 12:41 2 pgs
Fees:13.00 Taxes:1036.00

20100922-0075401

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **16th** day of **September, 2010**

Georgette R. Kennedy
Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Reynolds and Jennifer A. Upshaw	SunTrust Mortgage Inc.	10312005900
(NAME)	(NAME)	
210 Cherokee Road	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Richmond, VA 23224	
(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, Elizabeth Hill, formerly known as Elizabeth G. Bloom, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William A. Reynolds, unmarried, and Jennifer A. Upshaw, unmarried, as joint tenants with right of survivorship, 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:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Cherokee Park, Block "I", Third Section, of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth G. Bloom, unmarried by Warranty Deed from P. Jason Keen, a single man, dated November 4, 2005 and recorded in Instrument No. 20051107-0134363, Register's Office for Davidson County, Tennessee.

Dean E. Hill, husband of Elizabeth Hill formerly known as Elizabeth G. Bloom hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

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 210 Cherokee Road, Nashville, TN 37205

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.

Witness our hands this 16th day of **September, 2010**

Elizabeth Hill

Dean E. Hill

STATE OFNORTH CAROLINA
COUNTY OF Buncombe

Personally appeared before me, the undersigned authority, **Elizabeth Hill and husband, Dean E. Hill**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16 day of **September, 2010**

Notary Public

My commission expires: 4-July 2012

RONALD W ECHOLS NOTARY PUBLIC HENDERSON COUNTY, NC