THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans: T20100063443 DEEDWARR
Recvd: 10/06/10 14:50 2 pgs
Fees: 13.00 Taxes: 1147.00
20101006-0080172

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***310,000.00.

Affiant

Subscribed and sworn to before me this 30 day of September, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Kathie H. Reynolds 2908 Westmoreland Drive Nashville, Tennessee 37212	Wells Fargo Bank, N.A. 121 Suburban Road Knoxville, Tennessee 37923	MAP 104-14-0 PARCEL 053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Ten Thousand and 00/100 Dollars ($***310,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Yesenia Kinnaird (fka Yesenia Gonzalez Johnson), married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Kathie H. Reynolds and husband, William K. Reynolds, Jr., (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 Lot No. 21 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, page 16, in the 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 Yesenia Gonzalez Johnson, married, by Warranty Deed dated March 19, 1999, from Bret A. Dargie and wife, Jennifer L. Dargie, of record in Book 11397, page 341, in the Register's Office for Davidson County, Tennessee. Yesenia Gonzalez Johnson and Yesenia Kinnaird being one and the same person.

John K. Kinnaird, spouse of Yesenia Kinnaird, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 2908 Westmoreland Drive, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 30 day of September, 2010.

Yesenia Kinnaird

By: Christie Wilson
Attorney in Fact

John K. Kinnaird

By: Christie Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Yesenia Kinnaird and John K. Kinnaird and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Yesenia Kinnaird and John K. Kinnaird.

WITNESS my hand and official seal this 30 day of September, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY