THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11010081** BILL GARRETT, Davidson County Trans:T20110011425 DEEDWARR Recvd: 02/24/11 13:13 2 pgs Fees:13.00 Taxes:836.20 20110224-0015275	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $226,000.00. , Affiant Subscribed and sworn to before me this 17th day of February, 2011. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Nicole Rabalais and Charles Hubbs 524 Cinnamon Place Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ Pinnacle National 150 3rd Ave. S., Ste. 900 Bank Nashville, TN 37201	Tax Information: Tax Parcel ID No. 181010A17100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tracy Lovelace Reynolds and John J. Reynolds III, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole Rabalais, unmarried, and Charles Hubbs, unmarried, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 92, SECTION FIVE, SUGAR VALLEY, a Planned Unit Development, as shown on plat of record in Instrument No. 20001204-0118880, 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 Tracy Lovelace Reynolds and husband, John J. Reynolds, III by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, recorded on the 27th day of July, 2001 in Instrument No. 20010727-0080149, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

County taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, SUGAR VALLEY.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11069, Page 14 and Instrument No. 20001205-0119527.

Terms and provisions of by-Laws recorded in Book 11069, Page 24 and Instrument No. 20001205-0119527.

Charter of Homeowners Association recorded in Book 11069, Page 6.

Easement Agreement, recorded in Book 5674, Page 863.

Easement to United Telephone Company, recorded in Book 11436, Page 750.

Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights as shown on plat recorded at Instrument No. 20001204-0118880.

Dedication of Easement recorded at Instrument No. 20010404-0032941.

This is improved property located at 524 Cinnamon Place Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of February, 2011.

Tracy Lovelace Reynolds

John J. Reynolds III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracy Lovelace Reynolds and John J. Reynolds III, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2011.

Notary Public
My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013