THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
5525 110th Ave. North, Suite L208
Pinellas Park, Florida 33782

Davidson County DEEDWARR
Recvd: 08/03/11 13:58 4 pgs
Fees:22.00 Taxes:0.00
20110803-0059783

When Recorded Return To:
LSI Title Company
5039 Dudley Blvd.
McClellan, CA 95652

New Owner(s) Address & Mail Tax Statements To:
Deborah A. Reynolds
211 Neill Avenue
Nashville, TN 37206

Property Tax ID#: 082-12-0-074-00
Ref. #: 11797082

WARRANTY DEED

This instrument, made and entered into on this the 6th day of June, 2011, by and between DEBORAH A. REYNOLDS f/k/a DEBORAH A. CHANDLER, an unmarried woman, Grantor, and DEBORAH A. REYNOLDS, an unmarried woman, whose address is 211 Neill Avenue, Nashville, TN 37206, Grantee.

Witnesseth:

That for and in consideration of the sum of $0.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 211 Neill Avenue, Nashville, TN 37206

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantor's successors and assigns, that Grantor has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set her hand and seal on this the date first above written.

x Deborah A. Reynolds f/k/a Deborah A. Chandler
DEBORAH A. REYNOLDS f/k/a DEBORAH A. CHANDLER

STATE OF TN }

COUNTY OF Davidson }

On this 22 day of June, 2011, before me, personally appeared DEBORAH A. REYNOLDS, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Claudia Boyett

Notary Public
My Commission Expires: My Commission Expires Nov. 4, 2013

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $50.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

x Deborah A. Reynolds f/k/a Deborah A. Chandler
Affiant

Subscribed and sworn to before me this the 22 day of June, 2011.

My Commission Expires Nov. 4, 2013

Claudia Boyett

Notary Public
My Commission Expires:

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and Address of Property Owner:
Deborah A. Reynolds
211 Neill Avenue
Nashville, TN 37206

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Deborah A. Reynolds
211 Neill Avenue
Nashville, TN 37206

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Order No.: **11797082**
Loan No.: 235531456

Exhibit A

The following described property:

Land in the 19th ward of Civil of Nashville, Davidson County, Tennessee, being Lot No. 2 of the subdivision of part of the Home Block of Nell S. Brown's Addition to Nashville, the Plan of which is of Record in Book 2, Page 100, Chancery Courts for said Courtly,

Said Lot No. 2 fronts 50 feet on the East Side of Neil and runs back between parallel lines 170 feet to an alley, measuring 50 feet thereon.

Being the same parcel conveyed to Deborah A. Chandler from Florence Beatrice Reynolds, by virtue of a Deed dated 05/23/1986, recorded 01/07/1991 in Book 8270, Page 71, County of Davidson, State of Tennessee.

Assessor's Parcel No: 082-12-0-074-00

Recording Requested By:
LSI

True Copy Certification

I, **Jonathan Verhoef**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jonathan Verhoef
Signature

State of California

County of Sacramento

Personally appeared before me, **K. M. Ybarreta**, a notary public for this county and state, **Jonathan Verhoef** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/27/11

K. M. YBARRETA
COMM. #1787093
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm. Exp. DEC. 27, 2011