WARRANTY DEED

File No.: ALW-AV-11-8300-J306

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 7/7/14

(AFFIX SEAL)

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet McReynolds	Janet McReynolds	142-05-B-55.00C0
(NAME)	(NAME)	
8300 Sawyer Brown Rd., Unit J-306	8300 Sawyer Brown Rd Unit J306	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DAVID HALL AND TERRY JUNE HEALY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **JANET MCREYNOLDS, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-306 together with designed Carport No. J-306-C of River Plantation, Section Three, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 75, 76 and 77, amended in Book 4675, pages 103, 104 and 105, said Register's Office, to which reference is hereby made for a more complete description. Reference is also made to Master Deed of record in Book 4784, Page 464, as corrected in Book 5785, Page 180, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hal Hall and wife, Bettye Hall by Warranty Deed from Ode C. Vandergoes, an unmarried man, dated March 2, 2004, of record in Instrument Number 20040304-0024609, Register's Office for Davidson County, Tennessee. The said Hal Hall having died on October 27, 2008. Subject property further conveyed to David Hall and Terry June Healy by Quitclaim Deed from Bettye L. Hall, dated April 2, 2010, of record in Instrument Number 20100429-0032612, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of Grantor(s), Grantor(s) spouse(s), and/or Grantor(s) dependant(s) as defined by statute.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20110056521 DEEDWARR
Recvd: 09/12/11 14:49 2 pgs
Fees:13.00 Taxes:523.55
20110912-0070752

unimproved ☐
This is improved ☒ property, known as 8300 Sawyer Brown Rd., Unit J-306, Nashville, TN 37221

(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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 my/our hand(s) this 2nd day of September, 2011.

David Hall

Terry June Healy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Hall and Terry June Healy, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, 2011.

Notary Public
My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171