WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110075888 DEEDWARR
Recvd: 12/01/11 14:49 2 pgs
Fees:13.00 Taxes:1424.50
20111201-0093700

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: May 8, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth J. Spychalski	Sumner Bank Trust	12907001800
(NAME)	(NAME)	
155 Vaughns Gap Road	255 Indian Lake Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Hendersonville, TN 37075	
(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, **Elizabeth Suiter Reynolds, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kenneth J. Spychalski and wife, Robyn Spychalski**, hereinafter called the GRANTEE(S), their heirs and/or 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. 16 on the Plan of West Meade Farms, Inc., Section V, as of record in Plat Book 2133, Page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Elizabeth Suiter Reynolds by Deed from Joseph Reynolds, dated 05/08/1987 and filed for record on 06/17/1987 in Book 7270, Page 434, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 2133, Page 37, said Register's Office.
All matters set out in document including but not limited to an easement of record in Book 2693, Page 13, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6172, Page 55, said Register's Office.
Power Of Attorney of record in Instrument 201110110078829, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 155 Vaughns Gap Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (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 GRANTEE(S), their heirs and/or 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/or 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 hand this 23rd day of November, 2011.

x Elizabeth Suiter Reynolds by Cheryl R. Dyer, Attorney in fact
Elizabeth Suiter Reynolds by Cheryl R. Dyer, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of NOVEMBER, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared CHERYL R. DYER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of ELIZABETH SUITER REYNOLDS, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20111011-0078829, Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 23rd day of November, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027