This Instrument Prepared By:
Sherrard & Roe PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 01/17/12 14:21 5 pgs
Fees:27.00 Taxes:0.00
20120117-0004569

QUITCLAIM DEED

Address New Owners:
Richard L. Reynolds, et ux
3900 Nebraska Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Map/Parcel Number:
104-01-0
187.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Richard L. Reynolds and Joann R. Reynolds, being one and the same person as Joann R. Pittman, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and certain real property located in Davidson County, Tennessee, described in Exhibit A attached hereto and incorporated herein by this reference ("the Property") to Richard L. Reynolds and wife, Joann R. Reynolds (the "Grantees"), as tenants by the entireties with right of survivorship.

This is improved property known as 3900 Nebraska Avenue, Nashville, TN 37209.

The purpose of this conveyance is to vest title to the property being transferred by this deed to the name of the Grantees, Richard L. Reynolds and wife, Joann R. Reynolds, as tenants by the entireties with right of survivorship.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 15th day of January, 2012.

Richard L. Reynolds, Grantor

Joann R. Reynolds, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Richard L. Reynolds, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of January 2012.

Dianne Renee Brunett
Notary Public

My Commission Expires: 7/3/2012

DIANNE RENEE BRUNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Joann R. Reynolds, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of January 2012.

Dianne Renee Brunett
Notary Public

My Commission Expires: 7/3/2012

DIANNE RENEE BRUNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A) – creation or dissolution of tenancy by entirety;

Carla L Lovell
Affiant

Subscribed and sworn to before me this 15th day of January, 2012.

Dianne Renee Brunett
Notary Public

My Commission Expires: 7/3/2012

DIANNE RENEE BRUNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

EXHIBIT A

Land in Davidson County, Tennessee, being the easterly 60 feet of Lots Nos. 55, 56 and 57 on the Map of part of West Grove Subdivision of record in Plat Book 421, Page 109, Register's Office for said County, to which reference is made for a more complete description.

Said parts of Lots Nos. 55, 56 and 57 fronts 60 feet on the northerly side of Nebraska, formerly Grand Avenue, and run back between parallel lines, with the westerly margin of 39th Avenue North, 150 feet to a deed line.

Being the same property conveyed to Richard L. Reynolds and Joann R. Pittman, being one and the same person as Joann R. Reynolds, by Warranty Deed from Duward A. Lawson and Pamela S. Lawson and husband Donnie Lawson of record in Book 8065, page 292, Register's Office for Davidson County, Tennessee.

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

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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.

Carla L Lovell
Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Dianne Renee Brunett, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 15th day of January 2012.

Dianne Renee Brunett
Notary Public

My Commission Expires: 7/3/2012

DIANNE RENEE BRUNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012