WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

R-VRES-12-3116

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Moran	New Owner	
3116 Barksdale Harbor Drive (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	062-02-0-A-337.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ASHLEY R. REYNOLDS AND ROBERT C. REYNOLDS AND B.K. REYNOLDS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MOLLY MORAN, UNMARRIED AND ~~GERALD~~ *MORAN AND WIFE, JACQUELYN MORAN, 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: *Gerard

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 309 ON THE PLAN OF RIVER TRACE ESTATES, PHASE 2 - SECTION 6 OF RECORD IN PLAT AT INSTRUMENT NO. 20010605-0058138, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY R. REYNOLDS, UNMARRIED, AND ROBERT C. REYNOLDS, AND WIFE, B. K. REYNOLDS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM BEN MORRISON AND WIFE, BETHANY MORRISON OF RECORD AT INSTRUMENT NO. 20070727-0089190, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 20, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INST # 20010605-0058138; BOOK 6851, PAGE 363; BOOK 6851, PAGE 370; BOOK 6982, PAGE 747; BOOK 7907, PAGE 168; BOOK 1163, PAGE 341; BOOK 7030, PAGE 798; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3116 Barksdale Harbor Drive, Nashville, Tennessee 37214
(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 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.

BILL GARRETT, Davidson County
Trans:T20120056872 DEEDWARR
Recvd: 08/02/12 08:43 2 pgs
Fees:13.00 Taxes:536.50
20120802-0068229

Witness my/our hand(s) this 31st day of July, 2012.

Ashley R. Reynolds

Robert C. Reynolds

B.K. Reynolds

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley R. Reynolds, and Robert C. Reynolds and B.K. Reynolds, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2012.

Notary Public

My Commission Expires: 11/30/13

(SEAL)

MELISSA D. DEAKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Cody Title & Escrow, LLC
2014 Belcourt Avenue South
Nashville, TN 37212
Phone: (615)383-2903