WARRANTY DEED

APRIL G. [illegible] NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,805.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of September, 2012.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ADVANTAGE TITLE AND ESCROW, 3325 ASPEN GROVE DRIVE, FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lindsey Toedter and Dwight W. Toedter	GMFS, LLC	172.08-0A-116.00 CO
5705 Collinwood Court	7389 Florida Blvd., Suite 200 A	
Antioch, TN 37013	Baton Rouge, LA 70806	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Bryan Edward Reynolds and wife, Krissondra Leona Reynolds**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lindsey Toedter, a single woman and Dwight W. Toedter, a married man**, 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:

Land in Davidson County, Tennessee, being Lot No. 116, on the plan of Hunters Branch, Section 2-A, as shown on plat of record in Book 6250, page 819, as amended in Book 6815, page 77, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 116 fronts 95.88 feet on the southeasterly side of Collinwood Court and runs back 105.00 feet on the southeasterly line and 80.00 feet on the northeasterly line to a line in the rear which measures 53.84 feet thereon.

Being the same property conveyed to Bryan Edward Reynolds and wife, Krissondra Leona Reynolds from Angela Nimmo, now known as Angela Hamblen, married, by Warranty Deed dated March 28, 2005 recorded March 30, 2005 of record in Instrument No. 20050330-0034337, said Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants as recorded in Book 6601, page 7, Register's Office for Davidson County, Tennessee. By-Laws as recorded in Book 6632, page 429, Register's Office for Davidson County, Tennessee. Charter of Hunter's Branch HOA recorded in Book 6632, page 424 and Book 893, page 318, Register's Office for Davidson County, Tennessee. Deed to Hunters Branch HAS as recorded in Book 6612, page 885, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 5705 Collinwood Court, Antioch, TN 37013.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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:T20120068392 DEEDWARR
Recvd: 09/12/12 09:12 2 pgs
Fees:13.00 Taxes:498.78
20120912-0082627

Witness our hands this 10th day of September, 2012.

Bryan Edward Reynolds

Bryan Edwards Reynolds

Krissondra Leona Reynolds by Adam Helton, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan Edward Reynolds, 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 official seal at Franklin, Tennessee this 10th day of September, 2012.

Commission expires:

Notary Public

Kasey Kelchner Rutherford County State of Tennessee Notary Public My Comm. Exp. 1/24/2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 10th day of September 2012 before me personally appeared Adam Helton, the person who executed the foregoing instrument on behalf of Krissondra Leona Reynolds, and acknowledged that he executed the same as the free act and deed of the said, Krissondra Leona Reynolds, through Power of Attorney granted 09/04/12 by the said Krissondra Leona Reynolds.

Witness my hand and official seal at Franklin, Tennessee this 10th day of September, 2012.

Commission expires:

Notary Public

Kasey Kelchner Rutherford County State of Tennessee Notary Public My Comm. Exp. 1/24/2013