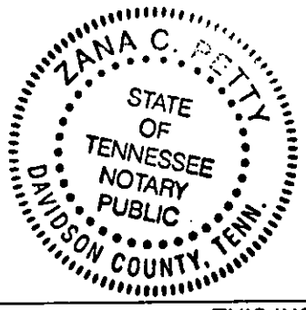


STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$173,630.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF December, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. & Andrea K. Reynolds 3412 White Pine Drive Nashville, TN 37214	First Community Mtg. 275 Robert Rose Dr. Murfreesboro, TN 37129	Map & Parcel: 108-04-0-B-035.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Rebecca L. Shults, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James M. Reynolds and wife, Andrea K. Reynolds

Hereinafter called the grantees, their heirs and 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. 35 on the Final Plat of White Pine Estates, a Residential Planned Unit Development, of record in Instrument No. 20000713-0069319, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rebecca L. Shults, unmarried by Deed from Jack Williams Construction Co., Inc. dated October 27, 2003 of record in Instrument Number 20031107-0163890, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat of record in Instrument Number 20000713-0069319, Register's Office for Davidson County, Tennessee.
2) Property is subject to White Pine Estates, a Planned Unit Development, Charter of record in Instrument No. 20010123-0007117, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument No. 20010105-0001925, said Register's Office.
3) Property is subject to easement for sewage lines/appurtenances to Metro Government of record in Instrument No. 20031014-0152029, said Register's Office.
4) Property is subject to easement for stormwater detention agreement to Metro Government of record in Book 11555, Page 782, said Register's Office.
5) Property is subject to Conveyance for Open Space of record in Instrument No. 20010123-0007118, said Register's Office.
6) 2013 taxes and subsequent years.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3412 White Pine Drive, Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 14th day of December, 2012.

Rebecca L. Shults
Rebecca L. Shults

BILL GARRETT, Davidson County
Trans:T20120096565 DEEDWARR
Recvd: 12/18/12 10:05 2 pgs
Fees:13.00 Taxes:642.43
20121218-0116357

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rebecca L. Shults, with whom I am personally acquainted, (or who 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, at office, this 14th day of December, 2012.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

My Commission Expires: 11-4-2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076