PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130005720 DEEDWARR
Recvd: 01/22/13 10:47 2 pgs
Fees:13.00 Taxes:2656.60
20130122-0006805

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of January, 2013 by and between **Rigid Development, Inc.**, hereinafter referred to as GRANTOR, and **Stephen M. Reynolds and wife, Angela R. Reynolds**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot Number 65 on the Plan of Montrose Place, of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Rigid Development, by Warranty Deed, from John Nelson and wife, Rosetta Nelson, dated June 28, 2012 and recorded on July 9, 2012, of record in Instrument No. 20120709-0060081, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to John Nelson and wife, Rosetta Nelson, by Quitclaim Deed, from Rosetta Nelson, dated May 5, 2004 and recorded on May 21, 2004, of record in Instrument No. 20040521-0059813, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Rosetta Nelson, by Warranty Deed, from Cecilia N. Adkins, a single person, dated March 13, 1998 and recorded March 16, 1998, of record in Book 10839, page 617, rerecorded in Book 10921, page 773, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1105 Gilmore Ave., Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Rigid Development, Inc.

By: _____
Brent Craig, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared **Brent Craig** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Rigid Development, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin, TN, this the 18th day of January, 2013.

Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Stephen M. Reynolds and Angela R. Reynolds
1105 Gilmore Ave.
Nashville, TN 37204

Send Tax Statements to:

Same

Map & Parcel 118-01-0-116

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $718,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of January, 2013.

Notary Public

My Commission Expires: 8/23/2016

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2016

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-397