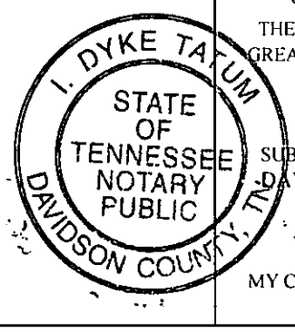
6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130009752 DEEDWARR
Recvd: 02/05/13 09:51 2 pgs
Fees:13.00 Taxes:139.54
20130205-0011774



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$37,712.50**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin T. Williams	**Benjamin T. Williams**	**048000161.00**
(NAME)	(NAME)	
0 McCool Court	**0 McCool Court**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Nashville, TN 37218**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Charles E. Reynolds**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin T. Williams and Annie Williams husband and wife,** 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:

Beginning at a point approximately 142.1 feet south of McCool Road Southern right-of-way line and being on the Eastern margin of a private road (McCool Drive) thence North 87 deg. 02' East 41.8 feet to a point along property line of Leroy McCool, thence North 76 deg. 56' East 365.50 feet to a point, thence North 71 deg. 11' East 374.2 feet to a concrete monument, thence North 61 deg. 22' East 98.6 feet an iron pin in the top of an oak stump, thence North 69 deg. 25' East 1,015.00 feet to a concrete monument being the Northeast corner, thence South 38 deg. 28' 39" West 1,296.98 feet to a concrete monument in the Northeast margin of McCool Drive, thence North 85 deg. 19' West 219.50 feet to a point, thence North 71 deg. 36' 30" West 133.87 feet to a point, thence North 57 deg. 54' West 254.86 feet to a point, thence North 61 deg. 11' 40" West 152.62 feet to a point, thence North 64 deg. 29' 20" West 317.23 feet to the point of beginning, containing 14.929 acres, more or less and being the same property shown as Lot 2 on the Plat of McCool Road Subdivision of Record in Book 5200, Page 379, said Register's Office.

Being the same property conveyed to Charles E. Reynolds by deed dated November 17, 1989 from Arthur N. Moreland and wife, Burma F. Moreland of record in Book 7987, Page 524, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **0 McCool Court, Nashville, TN 37218**

(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 this **31st day of January, 2013**.

Charles E. Reynolds sr

Charles E. Reynolds
By: Charles Reynolds, Jr. as Attorney-in-Fact

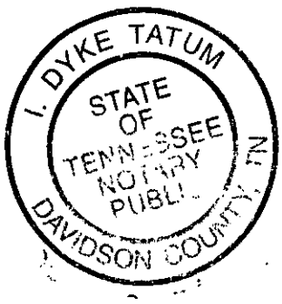
Charles E Reynolds jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Charles Reynolds, Jr.** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Charles E. Reynolds** as Attorney-In-Fact, as the free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2013.

Commission expires: May 6, 2013



I. Dyke Tatum — Notary Public