(2)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20130016589 DEEDWARR
Recvd: 02/28/13 10:42 2 pgs
Fees:13.00 Taxes:1361.60
20130228-0019954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $368,000.00.

Affiant

Subscribed and sworn to before me this 26th day of February, 2013.

Notary Public
My Commission Expires: 04/06/13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

13-0012

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ronn Jason Reynolds	Farmington Financial Group, LLC	104 15 0
2503 Westwood Avenue	2002 Richard Jones Road, #300A	388.00
Nashville, TN 37218	Nashville, TN 37215	

WARRANTY DEED

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 **Alex Lanier Williams, a married man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronn Jason Reynolds and wife, Elizabeth B. Reynolds**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the east 20 feet of Lot No. 59 and the west 43 feet of Lot No. 58 on the Plan of Belair, of record in Plat Book 332, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot Nos. 58 and 59 adjoin and front together 63 feet on the south side of Westwood Avenue and run back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Alex Lanier Williams by deed from Kristin Marie O'Neil, n/k/a Kristin O'Neil Hanis, married, dated July 2, 2012, recorded as Instrument No. 2012-0705-0059168, Register's Office for said County.

Tatum Williams, wife of Alex Lanier Williams, joins in the execution of this instrument to convey any interest, marital or otherwise, that she may have in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2503 Westwood Avenue, Nashville, TN 37218.**

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

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 our hands this 26th day of February, 2013.

Alex Lanier Williams by Paula Burtch, ATTY in FACT
Alex Lanier Williams, by Paula Burtch, Attorney in Fact

Tatum Williams, by Paula Burtch, ATTY in FACT
Tatum Williams, by Paula Burtch, 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 **Paula Burtch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Alex Lanier Williams and Tatum Williams** and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Franklin, Tennessee, this 26th day of February, 2013.

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/13