WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130019455 DEEDWARR
Recvd: 03/11/13 10:23 2 pgs
Fees:13.00 Taxes:2219.63
20130311-0023756

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall C. Reynolds	NYCB Mortgage Company, LLC	117130100200CO
(NAME)	(NAME)	
3925 Caylor Drive	1801 East Ninth St., #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Cleveland, OH 44114	
(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, **MIKE TUDEEN AND WIFE, MARCELLA TUDEEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL C. REYNOLDS AND SARAH P. REYNOLDS, 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:

Land in Davidson County, Tennessee, being Unit B of Caylor Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Caylor Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 201205080039882, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Caylor Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 201205080039882 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated 201205080039882 reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee to Wells Fargo Bank, N.A., as Trustee for The Holders of the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-WMC1 as recorded on the 8th day of March, 2012 in Instrument No. 20120208-0011251; a portion of Corporate Special Warranty Deed - TN from Wells Fargo Bank, N.A., as Trustee for The Holders of the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-WMC1 to Mike Tudeen and Chris Choate, Trustees of The Edson Mirch Education Trust as recorded on the 24th day of April, 2012 in Instrument No. 20120424-0034863 and a portion of Quitclaim Deed from Mike Tudeen and Marcella Tudeen, Co-Trustees of The Edson Mirch Education Trust UTA dated April 13, 2012 to Mike Tudeen and wife, Marcella Tudeen as recorded on the 20th day of August, 2012 in Instrument No. 20120820-0074738, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 3925 Caylor Drive, Nashville, TN 37216
(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 our hands this 4th day of March, 2013.

Mike Tudeen by KM Montgomery, attorney in fact

Mike Tudeen
By: Kevin D. Montgomery, Attorney in Fact

Marcella Tudeen by KM Montgomery, attorney in fact

Marcella Tudeen
By: Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of March, 2013, before me personally appeared Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mike Tudeen and Marcella Tudeen pursuant to a Specific Power of Attorney dated February, 16 2013 and filed of record in Instrument No. 20130311002375S, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Mike Tudeen and Marcella Tudeen, as their attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 4th day of March, 2013.

Commission expires:
9/21/2015

Connie Taylor
Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER