THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

BILL GARRETT, Davidson County
Trans:T20130043128 DEEDWARRSP
Recvd: 05/23/13 09:47 3 pgs
Fees:18.00 Taxes:674.73
20130523-0052102

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $182,360.00.

AFFIANT

Subscribed and sworn to before me, this 20th day of May, 2013.

NOTARY PUBLIC

My Commission Expires:

ERICA MARTINEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Address New Owners as Follows:
Rachel Elayne Reynolds
4505 Harding Pike
No. 165
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 116030B
Parcel 16500CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Alicia B. Thompson ("Grantor"), an unmarried person, does hereby bargain, sell, transfer and convey unto **Rachel Elayne Reynolds, unmarried** ("Grantee") her successors and assigns, real property located in Davidson County, Tennessee and more particularly described as follows:

Being Unit No. 165 as shown on the Plat of Royal Oaks Apartments, a condominium of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.069% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Master Deed for 4505 Harding Road Homeowners' Association of record in Book 5282, page 972, et. seq., said Register's Office. Said Unit is also known as Apartment No. 165.

Being the same property conveyed to Alicia B. Thompson by Royal Oaks Limited Partnership, an Illinois limited partnership by deed of record in Book 5284, page 587 said Register Office

This improved property known as Unit 165 Royal Oaks Condominiums, 4505 Harding

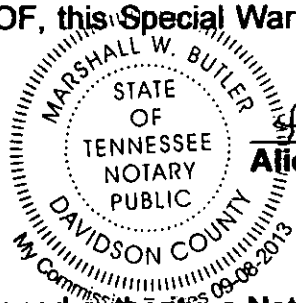
Pike Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

AND **Alicia B. Thompson** does hereby covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters shown Exhibit A attached hereto.

AND **Alicia B. Thompson** does further covenant and bind herself, her heirs, representatives and assigns to warrant and forever defend the title to said land to the said Grantee, their successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 15th day of May, 2013.



Alicia B Thompson
Alicia B. Thompson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Alicia B. Thompson** with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), the within named bargainor, and who upon oath, acknowledged and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day May, 2013.

Marshall Butler
Notary Public

My Commission Expires: 9-8-13.

EXHIBIT A

Encumbrances to which this conveyance is subject:

a. 2013 property taxes, Davidson County, Tennessee-Map 116030B, Parcel 16500CO, a lien but not yet due and payable. 2012 taxes in the amount of $1,819.72, paid.

b. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed as defined by statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. Sec. 67-5-603, et seq.

c. Master Deed and By Laws for 4505 Harding Road Homeowners' Association of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee, and any amendments thereto.

d. Matters shown on Plat of record in Book 5200, Page 45, said Register's Office.

e. Easements and other rights as contained in deed from Kelly Prim, Trustee, et al to Ervin M. Entrekin, Trustee, of record in Book 5144, page 244, Register's Office for Davidson County, Tennessee.

f. Easements and reservations contained in the deed from Royal Oaks Associates, Inc. to Alfred Shepard, Trustee, of record in Book 4744, page 370, Register's Office for Davidson County, Tennessee, as modified by an agreement of record in Book 4978, page 524, said Register's Office.

g. Easement reservation in instrument from Presbyterian Apartments, Inc. to Royal Oaks Properties, Inc. of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.

h. Easement for sanitary sewer conveyed to City of Nashville of record in Book 3347, page 188, Register's Office for Davidson County, Tennessee.

i. Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 4835, page 964, Register's Office for Davidson County, Tennessee.

j. The record plan shows an Owner's Certificate, certain easements and setback lines.

k. An easement upon that portion of Lot 2 on the Plan of Royal Oaks aforesaid, which is labeled "Easement for Driveway", conveyed to Charles F. Alexander, Trustee, by deed from Royal Oaks Limited, dated December 27, 1972, and of record in Book 4668, page 986, Register's. Office for Davidson County, Tennessee.

l. An easement upon the southwesterly 15 feet of Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, in the deed of record in Book 4744, page 370, Register's Office for Davidson County, Tennessee.