WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130046563 DEEDWARR
Recvd: 06/04/13 14:38 2 pgs
Fees:13.00 Taxes:1205.15

20130604-0056524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,715.30

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Sherwood Harvard Reynolds	Same as new owner	106-01-0-161.00
(NAME)	(NAME)	
2516 Belmont Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	,	
(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, JAMES THOMAS REYNOLDS, JR. TRUSTEE OF THE JAMES THOMAS REYNOLDS, JR. RESIDUARY TRUST, KIMBERLY ANN REYNOLDS TAYLOR, TRUSTEE OF THE KIMBERLY ANN REYNOLDS TAYLOR RESIDUARY TRUST, AND JOSEPH SHERWOOD HARVARD REYNOLDS, TRUSTEE OF THE JOSEPH SHERWOOD HARVARD REYNOLDS RESIDUARY TRUST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH SHERWOOD HARVARD REYNOLDS AND WIFE, MYRA JANE REYNOLDS, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 8-B, as shown on the map entitled the Resubdivision of Lot 8-B, Fesslers Lane Business Park, of record in Book 7900, page 255, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES THOMAS REYNOLDS, JR. TRUSTEE OF THE JAMES THOMAS REYNOLDS, JR. RESIDUARY TRUST, KIMBERLY ANN REYNOLDS TAYLOR, TRUSTEE OF THE KIMBERLY ANN REYNOLDS TAYLOR RESIDUARY TRUST, AND JOSEPH SHERWOOD HARVARD REYNOLDS, TRUSTEE OF THE JOSEPH SHERWOOD HARVARD REYNOLDS RESIDUARY TRUST, by Executor's Quitclaim Deed from KIMBERLY ANN REYNOLDS TAYLOR AND JOSEPH SHERWOOD HARVARD REYNOLDS, CO-EXECTUORS OF THE ESTATEOF NANTS HARVARD REYNOLDS, of record in Instrument No. # 20130604-0056523, dated May 30, 2013, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien but not yet due and payable; all matters appearing on the map entitled the Resubdivision of Lot 8-B, Fesslers Lane Business Park, of record in Book 7900, page 255, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 821 Fesslers Parkway, Nashville, TN 37210
(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 30th day of May, 2013.

JAMES THOMAS REYNOLDS, JR., TRUSTEE

KIMBERLY ANN REYNOLDS TAYLOR, TRUSTEE

JOSEPH SHERWOOD HARVARD REYNOLDS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES THOMAS REYNOLDS, JR. TRUSTEE OF THE JAMES THOMAS REYNOLDS, JR. RESIDUARY TRUST, KIMBERLY ANN REYNOLDS TAYLOR, TRUSTEE OF THE KIMBERLY ANN REYNOLDS TAYLOR RESIDUARY TRUST, AND JOSEPH SHERWOOD HARVARD REYNOLDS, TRUSTEE OF THE JOSEPH SHERWOOD HARVARD REYNOLDS RESIDUARY TRUST, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of May 2013.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14