RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20130056349 DEEDWARR Recvd: 07/02/13 14:32 2 pgs Fees:13.00 Taxes:1017.50 20130702-0068424	The actual consideration or value, whichever is greater, for this transfer is **$275,000.00.** Affiant Subscribed and sworn to before me, this the 28th day of June, 2013. Notary Public My commission expires: _____ (AFFIX SEAL)

CHRISTINE A. KAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Karen Ward Curnette**	Send Tax Bills To: **SAME**	Map-Parcel Numbers **Map 155-07-0B Parcel 038.00CO**
6744 Cold Stream Dr.		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Phillip Reynolds and Mary Reynolds, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen Ward Curnette, unmarried

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 Lot No. 39, on the Plan of Poplar Creek Estates Phase V, Section "B-1" Subdivision (The Highlands of Allens Green), a Planned Unit Development, of record in Book 9700, page 716, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Phillip Reynolds and Mary Reynolds, by Deed from Amena Fazo Zebari, dated June 24, 2005, of record in Instrument No. 20050701-0076182, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Mary Louise Elam Reynolds, also known as Mary Reynolds, pursuant to a Power of Attorney executed by same on the 10th day of September, 2012, of record in Instrument No. 20130624-0064152 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (x) Unimproved ( ) property, known as **6744 Cold Stream Dr., Nashville, TN 37221**

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 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/our hand(s) this **28th** day of **June, 2013.**

Phillip Reynolds

Mary Reynolds by Phillip M Reynolds Sr

Mary Reynolds also known as Mary Louise Elam Reynolds by
Phillip M. Reynolds, Sr., Attorney-in-Fact

Atty in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Phillip Reynolds,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **June, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of June, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Phillip M. Reynolds, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Mary Louise Elam Reynolds**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Mary Louise Elam Reynolds**, for the purpose therein contained, by signing the name of **Mary Louise Elam Reynolds**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **June, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.