BILL GARRETT, Davidson County
Trans:T20130062552 DEEDWARR
Recvd: 07/23/13 10:07 2 pgs
Fees:13.00 Taxes:629.00

20130723-0075996

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF July, 2013.

Notary Public

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

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

JTG-13-2209

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Maxcia Lizarraga	NEW OWNER	
127 Lincoln Ct. (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	83-3-217.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DEAK AND BETH REYNOLDS CHILDRENS' TRUST U/A/D 12/24/93, EDWARD KIM REYNOLDS, TRUSTEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAXCIA LIZARRAGA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 57 ON THE PLAN OF BROWNSVILLE, AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS, TO-WIT:BEING A LOT 77 X 380 FEET IN THE SOUTHWESTERLY CORNER OF SAID LOT 57, SAID PART OF SAID LOT FRONTS 77 FEET ON THE CENTER LINE OF CARTER STREET, EXTENDING BACK NORTHWARDLY THEREFROM A DISTANCE OF 380 FEET BETWEEN PARALLEL LINES TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ELIZABETH HOLMAN REYNOLDS TO DEAK AND BETH REYNOLDS CHILDRENS' TRUST U/A/D 12/24/93, EDWARD KIM REYNOLDS, TRUSTEE AS RECORDED ON THE 25TH DAY OF JANUARY, 2011 IN INSTRUMENT NO. 20110125-0006985; QUITCLAIM DEED FROM ELIZABETH HOLMAN REYNOLDS TO DEAK AND BETH REYNOLDS CHILDRENS' TRUST U/A/D 12/24/93, EDWARD KIM REYNOLDS, TRUSTEE AS RECORDED ON THE 25TH DAY OF JANUARY, 2011 IN INSTRUMENT NO. 20110125-0006984; QUITCLAIM DEED FROM HAROLD KENNETH REYNOLDS FAMILY TRUST U/A/D 08/19/1993, EDWARD KIM REYNOLDS, TRUSTEE TO ELIZABETH HOLMAN REYNOLDS AS RECORDED ON THE 25TH DAY OF JANUARY, 2011 IN INSTRUMENT NO. 20110125-0006983; QUITCLAIM DEED FROM DEAK REYNOLDS LIVING TRUST U/A/D 08/19/1993, EDWARD KIM REYNOLDS, TRUSTEE TO HAROLD KENNETH REYNOLDS FAMILY TRUST U/A/D 08/19/93, EDWARD KIM REYNOLDS, TRUSTEE AS RECORDED ON THE 25TH DAY OF JANUARY, 2011 IN INSTRUMENT NO. 20110125-0006982; QUITCLAIM DEED FROM H. K. REYNOLDS TO HAROLD KENNETH REYNOLDS AND EDWARD KIM REYNOLDS, CO-TRUSTEES OF THE DEAK REYNOLDS LIVING TRUST U/A/D 08/19/93 AND EDWARD KIM REYNOLDS, TRUSTEE OF THE DEAK AND BETH REYNOLDS CHILDRENS' TRUST U/A/D 12/24/93 AS RECORDED ON THE 14TH DAY OF SEPTEMBER, 2009 IN INSTRUMENT NO. 20090914-0085545 AND WARRANTY DEED FROM ALBA L. TORRES, UNMARRIED TO H. K. REYNOLDS AS RECORDED ON THE 24TH DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071024-0125882, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE(S) 9 AT SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2209 Carter Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

RECORDER$ MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 12th day of July, 2013.

Deak and Beth Reynolds Childrens' Trust U/A/D 12/24/93 Edward Kim Reynolds, Trustee

BY: Edward Kim Reynolds
Edward Kim Reynolds, Trustee

STATE OF Maryland

COUNTY OF Montgomery

On this the 12th day of July, 2013, before me personally appeared Edward Kim Reynolds, Trustee of the Deak and Beth Reynolds Childrens' Trust U/A/D 12/24/93, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th day of July, 2013.

Ann M Hayes - Ann M Hayes
Notary Public

My Commission Expires:

ANN M. HAYES
NOTARY PUBLIC
MONTGOMERY COUNTY, MARYLAND
My Commission Expires 8/19/2013

ANN M. HAYES NOTARY PUBLIC MONTGOMERY CO. MD

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903