BILL GARRETT, Davidson County
Trans:T20130077869 DEEDWARR
Recvd: 09/09/13 12:33 2 pgs
Fees:13.00 Taxes:346.69
20130909-0094917

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,700.00.

B. Cuby
Affiant

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

Notary Public
MY COMMISSION EXPIRES: 10-18-16
File No. G13-7302D

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amy L. Reynolds, unmarried, and John V. Garner and Sharon E. Garner, husband and wife (NAME)	MAGNA BANK (NAME)	72-15-54
1500 Indian Spring Drive (STREET ADDRESS)	6525 QUAIL Hollow #300 (STREET ADDRESS)	
Franklin, TN 37064 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Partricka Cole**, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy L. Reynolds, unmarried, as to an undivided 50% interest (the "Individual Interest"), and John V. Garner and wife, Sharon E. Garner, as tenants by the entirety as to an undivided 50% interest (the "Entirety Interest"), the said individual Interest and the Entirety Interest, as they relate to each other, being held as tenants-in-common,** 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. 23 on the plan of JAMES BURNS PLAN, as shown by plat of record in Plat Book 161, Page 98, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Patricia Gassaway Cole from Sadie DeMoss Spence, by Quit Claim Deed dated March 27, 1984, in Book 6366, Page 917, in the Register's Office for Davidson County, Tennessee. Patricia Gassaway Cole having since died intestate November 16, 2010 leaving Patricka Cole as her sole heir at law. See Affidavit of Heirship of record in Instrument No. 20130607-0058241, and Instrument No. 20130909-0094915, and as Instrument 20130909-0094916 said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 161, page 98, Register's Office for Davidson County, Tennessee.

2. Joint Driveway Agreements as recorded in Book 5065, page 283, and Book 5162, page 392, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2128 Burns Street, Nashville, TN 37216.

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. Whenever 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 30th day of August, 2013.

Partricka Cole

August 30, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Partricka Cole, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of August, 2013.

My Commission Expires: 3/30/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Realty Title
206 A Cool Springs Blvd #106
Franklin, TN 37067