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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130096277 DEEDWARR
Recvd: 11/12/13 13:10 2 pgs
Fees:13.00 Taxes:1443.00
20131112-0116798

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00.

Affiant

Subscribed and sworn to me on November 8, 2013

NOTARY PUBLIC

My Commission Expires: May 8, 2017

LAUREN HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Derek E. Reynolds and John P. Miller 1011A Acklen Avenue Nashville, TN 37203	Synovus Mortgage Corporation 2204 Lakeshore Drive, Suite 325 Birmingham, AL 35209	105-09K-001.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeff King and Tammy King, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Derek E. Reynolds, unmarried, and John P. Miller, unmarried, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit A on the Plan of Homes of Acklen, a Planned Unit Development, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20121204-0111496, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.
>
> Being a portion of the same property conveyed to Delores Grant, unmarried by Deed from J. G. Robertson and wife, Sarah S. Robertson of record in Book 2905, Page 549, Register's Office for Davidson County, Tennessee, dated May 13, 1959 and recorded on May 15, 1959.
>
> Being a portion of the same property conveyed to Julija Petrova and husband, Aaron P. Hetrick by Deed from Dolores Grant, unmarried of record in Instrument No. 20120726-0065846, Register's Office for Davidson County, Tennessee, dated July 24, 2012 and recorded on July 26, 2012.
>
> Being a portion of the same property conveyed to Jeff King and Tammy King, husband and wife, by Deed from Julija Petrova and husband, Aaron P. Hetrick, recorded on the 22nd day of August, 2012 in Instrument No. 20120822-0075648, in the Register's Office of Davidson County, Tennessee.
>
> The property being conveyed is also known as 1011A Acklen Avenue, Nashville, TN 37203.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEES, their successors 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.

Jeff King

Tammy King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On November 8th, 2013, before me personally appeared Jeff King and Tammy King, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 8th day of November, 2013

Notary Public

My Commission Expires: 9-11-17

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY