BILL GARRETT, Davidson County
Trans:T20140018269 DEEDWARR
Recvd: 03/19/14 08:25 2 pgs
Fees:13.00 Taxes:1230.25

20140319-0022540

WARRANTY DEED

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-24-2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$332,500.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2014.

Notary Public

My commission expires:

(AFFIX SEAL)

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:	Send Tax Bills To:	Map-Parcel Numbers
Rebecca Baucom **Dustin Baucom**	First Tennessee Bank	**Map 171-03-0-B Parcel 013-00co**
5221 Fredericksburg Way E	300 Court Avenue	
Brentwood, TN 37027	Memphis, TN 38103	

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 M. Reynolds and wife, Kelly A. Reynolds

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

Rebeccah Baucom and Dustin Baucom, wife and husband

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. 268 on the Plan of Fredericksburg, Section 5B, a Planned Unit Development, as of record in Book 7900, Page 953, Register's Ofifce 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 M. Reynolds and wife, Kelly A. Reynolds, by Deed from Cathy T. McCormack N/K/A Cathy T. Werthan, of record in Instrument No. 20070521-0060175, Register's Office for Davidson County, Tennessee.

The conveyance of the above mentioned parcel of land is subject to:

The Plan of record in Book 7900, Pages 953, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7993, Page 269, Register's Office for Davidson County, Tennessee.

Easement for drainage facility of record in Book 7851, Page 712, said Register's Office.

Stormwater Detention Agreement of record in Book 9771, Page 545, Register's Office for Davidson County, Tennessee.

Deeds of Conveyances for sewer and water mains of record in Book 9698, Page 81, and Book 9698, Page 124, Register's Office for Davidson County, Tennessee.

All matters shown on the Boundary Plat of record in Book 7900, Page 509, Register's Office for Davidson County, Tennessee.

Amenities Area of Fredericksburg Homeowner's Association, Inc. of record in Book 7900, Page 807, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in instrument of record in Book 7798, Page 843, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of Fredericksburg, of record in Book 8920, Page 65, and as amended in Book 9500, Page 393, and Book 9860, Page 840, and Book 10694, Page 541, Register's Office for Davidson County, Tennessee.

By-Laws of Fredericksburg Homeowner's Association, Inc., of record in Book 8920, Page 45, and as amended in Book 10694, Page 539, Register's Office for Davidson County, Tennessee.

Charter of Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 40, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **5221 Fredericksburg Way E, Brentwood, TN 37027**

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 **17th** day of **March, 2014.**

Phillip M. Reynolds

Phillip M. Reynolds

Kelly A. Reynolds

Kelly A. Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Phillip M. Reynolds and Kelly A. Reynolds,** the within named sellers, 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 Nashville, Tennessee, this **17th** day of **March, 2014.**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public

My Commission Expires: