BILL GARRETT, Davidson County
Trans:T20140028586 DEEDWARR
Recvd: 04/28/14 09:23 3 pgs
Fees:18.00 Taxes:425.50
20140428-0035237

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14089

Send Tax Bills To:
Sun West Mortgage Company, Inc.
18303 Gridley Road
Ceritos, CA 90703-5401

New Owner is:
Amber N. Hunter
523 Rural Hill Road
Nashville, TN 37217

MAP: 136-13-0

PARCEL: 036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Julie Marie Reynolds, Larry Michael Reynolds and Kimberly Dawn Reynolds,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amber N. Hunter, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **523 Rural Hill Road, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 46 on the plan of Edge-O-Lake Estates, Section IV, as of record in Book 3600, Pages 87 and 88, Register's Office for Davidson County, Tennessee.

SAID lot fronts 80 feet on the west side of Rural Hill Road and runs back 138.39 feet on the north line and 139.80 feet on the south line, to a dead line in the rear on which it measures 80.01 feet.

BEING the same property conveyed to Forrest M. Reynolds and wife, Annie A. Reynolds by Warranty Deed from Ralph Stevens Construction Company, Inc. dated 6/5/68 and recorded 6/7/68 in Book 4241, Page 460, Register's Office for Davidson County, Tennessee. Forrest Milton Reynolds having since died on November 28, 2007 and subject property vested in Annie A. Reynolds as his surviving spouse. Subsequently Annie A. Reynolds a/k/a Annie Lois Reynolds died on December 2, 2011 and subject property having vested in Julie Marie Reynolds, Larry Michael Reynolds, and Kimberly Dawn Reynolds, all her heirs at law.

JR LCR
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of April, 2014.

GRANTOR(S):

JULIE MARIE REYNOLDS

LARRY MICHAEL REYNOLDS

KIMBERLY DAWN REYNOLDS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Julie Marie Reynolds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of April, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Larry Michael Reynolds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of April, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kimberly Dawn Reynolds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of April, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**.

AFFIANT

SWORN TO and subscribed before me this 18th day of April, 2014.

NOTARY PUBLIC
My commission expires:_____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017