WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030154 DEEDWARR
Recvd: 05/02/14 09:50 2 pgs
Fees:13.00 Taxes:832.50
20140502-0037190

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

Cheryl Mota
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF APRIL, 2014.

Lynda L King
NOTARY PUBLIC

MY COMMISSION EXPIRES 1/19/15

LYNDA L KING NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6230 REYNOLDS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Meagan A. Reynolds and Daniel P. Reynolds	First Community Mortgage	172120B36100CO
312 Cody Hill Place	275 Robert Rose Drive	
Nashville, TN 37211	Murfreesboro TN 37129	

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 HEREBY ACKNOWLEDGE, WE,

KARLA MILLER AND HUSBAND, JOHNATHAN BOGGS

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

MEAGAN A. REYNOLDS AND HUSBAND, DANIEL P. REYNOLDS

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 202, SECTION FOURTEEN, BRADFORD HILLS, as shown on plat of record in Plat Book 7900, Page 739, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Karla Miller by Warranty Deed from Mary M. Pulliam, unmarried, recorded on the 7th day of July, 2005 in Instrument No. 20050707-0078184, in the Register's Office of Davidson County, Tennessee.
Karla Miller now being married to Johnathan Boggs.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOURTEEN, BRADFORD HILLS, as recorded in Plat Book 7900, Page(s) 739, Boundary Plat recorded in Plat Book 7900, Page 6, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8069, Page 170 and Book 9384, Page 290 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 8071, Page 531.

f. Charter of Homeowners Association recorded in Book 8071, Page 520.

g. Easement recorded in Book 1113, Page 606, Book 8377, Page 769 and Book 8377, Page 808.

h. Open Space conveyance to Homeowners Association recorded in Book 8154, Page 304 and Book 9779, Page 672.

This is improved property known as 312 Cody Hill Place, Nashville, TN 37211

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 in 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 our hand on the 29th day of April, 2014.

Karla Miller

Karla Miller

Johnathan Boggs

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KARLA MILLER AND JOHNATHAN BOGGS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 29th day of April, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6230 REYNOLDS