{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Brian Clements & Deborah Clements	{Renasant Bank	07208009400 }
{1614 Berrywood Road	{2001 Park Place N, Ste. 650	}
{Nashville, TN 37216	{Birmingham, AL 35203	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		}

Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste A
Columbia, TN 38401

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 are hereby acknowledged, Geoffrey T. Reynolds and wife, Katharine E. Reynolds (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Brian Clements and wife, Deborah Clements (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 3, SECTION 2, GENEIVA HEIGHTS, as shown on plat of record in Plat Book 2854, Page 106, 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 Geoffrey T. Reynolds and Katharine E. Reynolds, husband and wife by Warranty Deed from Kenneth J. Petty and Beverly J. Petty, husband and wife, recorded on the 29th day of October, 2008 in Instrument No. 20081029-0108001, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 1614 Berrywood Road, Nashville, Tennessee 37216.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of Section 2, Geneiva Heights of record in Plat Book 2854, Page 106, said Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4044, page 581 and Book 5199, page 700, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $283,000.00.
(
(
(Subscribed and sworn to before me
(this 27 day of May, 2014
(
(My Commission Expires

Affiant

Notary Public

KIM SWANNER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires March 21, 2015

BILL GARRETT, Davidson County
Trans:T20140037786 DEEDWARR
Recvd: 05/30/14 11:13 2 pgs
Fees:13.00 Taxes:1047.10
20140530-0046563

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind, themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 27th day of May, 2014.

Geoffrey T. Reynolds

Katharine E. Reynolds

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Geoffrey T. Reynolds and wife, Katharine E. Reynolds with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that they executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 27th day of May, 2014.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017