BILL GARRETT, Davidson County
Trans:T20140049383 DEEDWARR
Recvd: 07/10/14 14:54 3 pgs
Fees:18.00 Taxes:440.30
20140710-0060936

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
8583 Cordes Circle
Germantown, TN 38139

WARRANTY DEED

Effective as of June 18, 2014, for and in consideration of the sum 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 is hereby acknowledged, **Ronald A. Reynolds,** married, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **BTRA V, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 1, HAMPTON PARK, a Planned Unit Development, of record in Plat Book 6900, Page 405, as amended in Plat Book 6900, Pages 550-552, corrected in Book 7462, Page 445, surveyors certificate of correction in Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This real property being all or part of the property conveyed to Grantor by Warranty Deed in Book 8565, Page 15 and Quitclaim Deed in Instrument No. 20100621-0048235, in the Register's Office of Davidson County, Tennessee. **Sherry Booker Reynolds** joins herein for the sole purpose of surrendering any and all right, title and interest she may have in the within named property by virtue of her marriage to Ronald A. Reynolds, and to acknowledge and approve the conveyance.

This property is unencumbered except for Building lines, subdivision restrictions and easements of record in the Register's Office of Davidson County, Tennessee; and 2014 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in FRANKLIN, Tennessee on this 18th day of June, 2014.

GRANTOR:

Ronald A. Reynolds

Sherry Booker Reynolds

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ WILLIAMSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Ronald A. Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Rutherford County, Tennessee this 18th day of June, 2014.

Notary Public

My Commission Expires: 02/23/2016

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ WILLIAMSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Sherry Booker Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Rutherford County, Tennessee this 18th day of June, 2014.

Notary Public

My Commission Expires:

02/23/2016

New Owner Name and Address to: BTRA V, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1500 Aaronwood Drive Old Hickory, Tennessee 37138 Mail tax bills to: BTRA V, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 063160B22300CO	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $119,000.00. AFFIANT Subscribed and sworn to before me this 13th day of June, 2014. NOTARY PUBLIC Commission expires: 02/23/2016

MARY CATHERINE MCANULTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY