Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1124

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kathryn A Reynolds 7100 Forrest Oaks Drived Nashville, TN 37221	NEW OWNER	155-08-0C-122.00-C0

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $276,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2014.

Notary Public

My Commission Expires SEP 20 2016
(Affix Seal)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20140051623 DEEDWARR
Recvd: 07/17/14 15:40 2 pgs
Fees:13.00 Taxes:1021.20
20140717-0063525

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Carl Richard Cleveland and Karon F. Cleveland, husband and wife, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Kathryn Ann Reynolds, a married woman ("Grantee")**, and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Poplar Creek Estates, Phase 2, as of record in Book 6900, page 339 thru 347, as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Carl Richard Cleveland and Karon F. Cleveland, husband and wife by Warranty Deed from Donald L. Mingus and spouse, Victoria L. Mingus, dated August 27, 2004, recorded August 31, 2004, in Instrument No. 20040831-0105459, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7100 Forrest Oaks Drived, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of **July, 2014.**

GRANTOR(S)

Carl Richard Cleveland

Karon F. Cleveland

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Carl Richard Cleveland and Karon F. Cleveland** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 11th day of **July, 2014.**

Notary Public

My Commission Expires:

6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015