Davidson County	DEEDWARR
Recvd: 07/21/14 15:00	2 pgs
Fees:13.00 Taxes:1332.00	
20140721-0064630	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of July,

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Linda E. Redding	Linda E. Redding	090 11 0 003.00
(NAME)	(NAME)	
4118 Aberdeen Rd	4118 Aberdeen Rd	
(ADDRESS)	(ADDRESS)	
Nashville 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty Thousand And No/100 Dollars ($360,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ann M. reynolds Joint Revocable Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Linda E. Redding**, 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 No. 626 on the Plan of Charlotte Park, Section 9, as of record in Book 2900, page 77, Register's Office for Davidson County, Tennessee.
Said Lot No. 626 fronts 69.0 feet on the Westerly side of River Rouge Drive and extends back 192.8 feet on the Northerly line and 207.5 feet on the Southerly line, to the surveyed base line, on which it measures 81.0 feet; and continues back 50 feet, more or less, on the Northerly line and 40 feet, more or less, on the Southerly line, to a line marking the edge of water of the Cumberland River, June, 1959, on which it measures 82 feet, more or less.
BEING the same property conveyed to George A. Reynolds, Jr. by Warranty Deed from Rosie P. Reynolds, a Widow dated May 1, 1969 of record in Book 4371, page 222, Register's Office of Davidson County, Tennessee. BEING the same property conveyed to George A. Reynolds, Jr. and wife, Ann M. Reynolds, Trustee(s) U/A/D 12/14/94 by Quitclaim Deed from George A. Reynolds, Jr., Individually dated December 14, 1994 of record in Book 9555, page 403, Register's Office of Davidson County, Tennessee. ALSO being the same property conveyed to George A. Reynolds, Jr. and Ann M. Reynolds Joint Revocable Trust by Quitclaim Deed from Ann M. Reynolds dated May 21, 2014 of record in Instrument No. 20140521-0043876, Register's Office of Davidson County, Tennessee.
FURTHER being the same property conveyed to George A. Reynolds, Jr. and Ann M. Reynolds Joint Revocable Trust, Trustees George A. Reynolds and Ann M. Reynolds Trustees by Quitclaim Deed from

Ann M. Reynolds dated May 27, 2014 of record in Instrument No. 20140527-0045467, Register's Office of Davidson County, Tennessee. The said George A Reynolds Jr. is now deceased and Ann M Reynolds is the Trustee with full power to execute the said instrument.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 649 River Rouge Drive, Nashville, TN 37209

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 hands this 18th day of July, 2014.

Ann M. reynolds Joint Revocable Trust

BY: Ann M. Reynolds, Trustee
Ann M. Reynolds, Trustee

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ann M. Reynolds with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Ann M. Reynolds Joint Revocable Trust December 14, 1994 the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2014.

Notary Public

My Commission Expires: 2/28/2017

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L. HEINRICH COUNTY OF WILLIAMSON

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17

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