THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061275** JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Affiant Subscribed and sworn to before me, this 28 day of July, 2014. Notary Public My Commission Expires: ___

BILL GARRETT, Davidson County
Trans:T20140055179 DEEDWARR
Recvd: 07/30/14 10:49 2 pgs
Fees:13.00 Taxes:2368.00
20140730-0067840

WARRANTY DEED

Address New Owner: Scott T. Massey 2341 Valley Brook Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117100A00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dana P. Reynolds and David B. Reynolds, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott T. Massey, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A in Valley Brook Townhomes, a Private Element Horizontal Property Regime, located on Valley Brook Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Valley Brook Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040927-0116381, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Valley Brook Townhomes, a Private Elements Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing as Instrument No. 20040927-0116381, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein for a more complete identification and description of such Unit.

Being the same property conveyed to Dana P. Reynolds and husband, David B. Reynolds by Warranty Deed from Carol Parsons, recorded on the 20th day of December, 2007 in Instrument No. 20071220-0145891, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VALLEY BROOK TOWNHOMES, as recorded in Plat Book 974, Page(s) 64 thru 65, Plat Book 974, Page 29 and Plat Book 1130, Page 99.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions and By-Laws recorded in Instrument No. 20040927-0116381.

Terms and provisions of by-Laws recorded within Instrument No. 20040927-0116381.

Charter recorded within Instrument No. 20040927-0116381.

Attorney's Certificate recorded at Instrument No. 20080313-0025133.

This is improved property located at 2341 Valley Brook Road Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of July, 2014.

Dana P. Reynolds

David B. Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dana P. Reynolds and David B. Reynolds, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of July, 2014.

Notary Public

My Commission Expires: _____

