Davidson County DEEDWARR
Recvd: 08/27/14 13:12 3 pgs
Fees:18.00 Taxes:793.65
20140827-0078200

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Thomas Waters and Erica Waters	Regions Mortgage	161-11-40.00 tract I
536 Huntington Parkway	2050 Pkwy Office	161-11-41.00 tract II
Nashville, Tennessee 37211	Birmingham AL 35244	
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

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, William Christopher Reynolds, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Thomas Waters and Erica Waters, husband and wife (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:

TRACT I

Land in Davidson County, Tennessee, being Lot 350, HUNTINGTON PARK, SECTION THREE, as shown on plat of record in Plat Book 4460, Page 68, 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 William Christopher Reynolds, a single person by Warranty Deed from Rollins Associates, L.P., recorded on the 3rd day of October, 2006 in Instrument No. 20061003-0122146, in the Register's Office of Davidson County, Tennessee.

TRACT II

Land in Davidson County, Tennessee, being reserve Parcel A on the Plan of HUNTINGTON PARK, SECTION THREE, of record in Plat Book 4460, Page 68, 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 W. Christopher Reynolds by Warranty Deed from Jon R. Turbeville recorded on the 12th day of September, 2007 of record in Instrument Number 20070912-0109591, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 536 Huntington Parkway, Nashville, Tennessee 37211 and unimproved real property located 0 Huntingon Parkway, Nashville, Tennessee 37211.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of Huntington Park, Section Three, of record in Plat Book 4460, page 68, said Register's Office for Davidson County, Tennessee.
3. Restrictive covenants and conditions, in Book 4577, page 789 and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $214,500.00.
(
(Affiant
(Subscribed and sworn to before me
(this 20th day of August, 2014.
(
(My Commission Expires: 1-5-2016 Notary Public

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

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

And Grantor is further covenant and bind himself, his 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 20th day of August, 2014.

William Christopher Reynolds

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared William Christopher 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 he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 20th day of August, 2014.

My Commission Expires:_____ Notary Public

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

True Copy Certification

I, Kristian Short, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, RITA B MITCHELL a notary public for this county and state, Kristian Short who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell
Notary's Signature

My Commission Expires: 1-5-2016
Notary' Seal (if on paper)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.