WARRANTY DEED

File #14172

Davidson County DEEDWARR
Recvd: 10/31/14 11:43 3 pgs
Fees:18.00 Taxes:654.90
20141031-0100557

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015

(AFFIX SEAL)

COMMIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen F. Reynolds	New Owner	-172-04-0A-005.00-CO
(NAME)	(NAME)	
1224 Brentwood Highlands Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Daniel Reynolds and Sarah Reynolds (formerly known as Sarah Rothlisberger), husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen F. Reynolds and Linda R. Reynolds, husband and wife,** 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. 5 on the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands) of record in Plat Book 9700, Page 857, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Reynolds and Sarah Rothlisberger by deed from Eric D. Mapson, unmarried of record in Instrument No. 20100303-0016239 Register's Office for Davidson County, Tennessee, dated February 25, 2010 and recorded on March 03, 2010. Sarah Rothlisberger is now known as Sarah Reynolds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 9700, Page 857; Covenants, Conditions and Restrictions of record in Book 11356, Page 815, as amended in Instrument No. 20020722-0087704, Instrument No. 20021121-0144877 and Book 11629, Page 406; Charter of Highland's of Brentwood Homeowner's Association, Inc. of record in Book 11595, Page 872; Quitclaim Deed conveying the common area to Brentwood Highlands Homeowner's Association, Inc. of record in Book 11629, Page 909; Quitclaim Deed conveying the common area to Brentwood Highlands Homeowner's Association, Inc. of record in Instrument Number 20000407-003520; Agreement for Sanitary Sewer and/or Storm Drainage of record in Book 7379, Page 28 and Book 7461, Page 805; Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 5236, Page 828, Book 5287, Page 991 and in Book 5866, Page 30; Easement and Restrictions contained in the Special Warranty Deed and Reservation and Grant of Easement reserved in the deed from Almo Properties, LLC, a California Limited Liability Company to Highlands of Brentwood, LLC, a Tennessee limited liability company of record in Book 11189, Page 612; Easement to Bellsouth Telecommunications of record in Book 11608, Page 467, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1224 Brentwood Highlands Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my hand this 30th day of October, 2014.

Daniel Reynolds

Sarah Reynolds

Sarah Reynolds

STATE OF Tennessee

COUNTY OF Williamson

I, Daniel Heard, a Notary Public of the County and State first above written, do hereby certify that Daniel Reynolds and Sarah Rothlisberger Reynolds personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein contained.

Witness my hand and official seal, this the 30th day of October, 2014.

Notary Public

My Commission Expires: 9-5-16

(SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

True Copy Certification

I, Daniel Heard, 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 Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Daniel Heard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

Notary Seal

