WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140086411 DEEDWARR
Recvd: 11/17/14 11:10 2 pgs
Fees: 13.00 Taxes: 1683.50
20141117-0105787

Y-LM-14-2515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

C. [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 02-15-2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica CE Thomas	new owner	
(NAME)	(NAME)	**104-15-28.00**
2515 Blair Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HARVARD REYNOLDS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JESSICA CE THOMAS AND HUSBAND, TINU E THOMAS, AND MIREILLE M WILSON, RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Joint Tenants with

Land in Davidson County, Tennessee, being part of Lot No. 91 on the Map of Sunset Park Subdivision as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee, described partly according to a survey made by George W. Watkins, Surveyor, November 11, 1960 and described as follows:

Beginning on the Southerly margin of Blair Boulevard at the corner of Lot Nos. 90 and 91; thence, with the line between said two lots, Southerly 155.5 feet; thence, Easterly 38 feet; thence, Northerly 45.5 feet; thence, Easterly 12 feet, thence, Northerly 110 feet to the Southerly margin of Blair Boulevard; thence, with the same, Westerly 50 feet to the beginning.

Being the same property conveyed to Harvard Reynolds, unmarried by Warranty Deed from Russell L. Rothman and Alice M. Rothman, husband and wife, recorded on the 3rd day of August, 2006 in Instrument No. 20060803-0094829, in the Register's Office of Davidson County, Tennessee. The said Harvard Reynolds having since married. The said Myra Jane Reynolds joins in to convey any marital interest she may have in said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Plat of MAP OF SUNSET PARK SUBDIVISION, as recorded in Plat Book 332, Page(s) 132.
- Easement for Joint Driveway referenced in Deed , recorded in Book 11274, Page 734.
- Easement for Sewer referenced in Deed, recorded in Book 11274, Page 734.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2515 Blair Blvd, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 13th DAY OF NOVEMBER, 2014.

Harvard Reynolds

Myra Jane Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARVARD REYNOLDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MYRA JANE REYNOLDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212