File Box 8

BILL GARRETT, Davidson County
Trans:T20140086945 DEEDWARR
Recvd: 11/18/14 14:49 2 pgs
Fees:13.00 Taxes:991.60
20141118-0106383

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of November, 2014 by and between Mary Frances Hufft, a widow, hereinafter referred to as GRANTOR, and Lowell A. Reynolds and Angela M. Reynolds, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 13 on the Plan of Haileywood Estates, Section II as of record in Book 2331, page 81 Register's Office for said County. Said Lot No. 13 fronts 123.5 feet on the northeasterly side of Anchorage Drive, and extends back 276.7 feet along an irregular line on the northwesterly side and 403.2 feet on the southeasterly line, to a broken line in the rear on which it measures 253.8 feet.

Being the same property conveyed to Raymond J. Hufft, Jr. and wife, Mary Frances Hufft by Warranty Deed from Jack D. Wilkerson and wife, Nancy Wilkerson dated August 14, 1968 and recorded August 16, 1968 of record in Book 4260, page 904, Register's Office for Davidson County Tennessee. Raymond J. Hufft Jr. having since predeceased Mary Frances Hufft and property vested Mary Frances Hufft as surviving tenant by the entireties.

This is [X]improved [ ]unimproved property known as: 5114 Anchorage Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mary Frances Hufft by Lauren Elizabeth Grant attorney in fact
Mary Frances Hufft
By Lauren Elizabeth Grant her attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of November, 2014 before me personally appeared Lauren Elizabeth Grant, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Frances Hufft, and acknowledged that she executed the same as the free act and deed of said Mary Frances Hufft.

Witness my hand, at office, this 17th day of November, 2014.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Lowell A. Reynolds and Angela M. Reynolds
5114 Anchorage Drive,
Nashville, TN 37220

Send Tax Statements to:

Renasant Bank
2200 Abbott Martin Rd, Ste. 103
Nashville, TN 37215

Map & Parcel 146-15-090.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $268,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of November, 2014.

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
14-1-264