WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150004949 DEEDWARR
Recvd: 01/21/15 10:26 2 pgs
Fees:13.00 Taxes:2442.00
20150121-0005793

R-FC-14-306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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)
Seth Stewart and Alice Elizabeth Stewart	**Wyndham Capital Mortgage, Inc.**	
(NAME)	(NAME)	
306 Jackson Blvd	**6115 Park South Drive, Suite 200**	**11610003000**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Charlotte, NC 28210**	
(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 **KIMBERLY ANN REYNOLDS TAYLOR AND JOSEPH SHERWOOD HARVARD REYNOLDS, AS CO-PERSONAL REPRESENTATIVES FOR THE ESTATE OF NANTS HARVARD REYNOLDS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SETH STEWART AND ALICE ELIZABETH STEWART, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Johnson Bransford's Subdivision of part of Lot No. 3 in the Subdivision of Deer Park Bellemeade of record in Plat Book 421, Page 133,, 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 James T. Reynolds et ux Nants H. Reynolds by deed from John N. Van Nass et ux Catherine G. Van Nass of record in Book 4465, page 480, Register's Office for Davidson County, Tennessee, dated December 8, 1970 and recorded on December 9, 1970. James T. Reynolds and Nants H. Reynolds having since died. See also Estate of Nants Harvard Reynolds, in The Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Case No. 13P331.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 133, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **306 Jackson Blvd , Nashville, Tennessee 37205**.

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 16th DAY OF JANUARY, 2015.

Estate of Nants Harvard Reynolds

Kimberly Ann Reynolds Taylor, Co-Personal Representative

Joseph Sherwood Harvard Reynolds, Co-Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY ANN REYNOLDS TAYLOR, CO-PERSONAL REPRESENTATIVE of THE ESTATE OF NANTS HARVARD REYNOLDS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of January, 2015.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH SHERWOOD HARVARD REYNOLDS, CO-PERSONAL REPRESENTATIVE of THE ESTATE OF NANTS HARVARD REYNOLDS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of January, 2015.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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