File Box 8

BILL GARRETT, Davidson County
Trans: T20150055677 DEEDWARR
Recvd: 07/09/15 14:31 2 pgs
Fees: 13.00 Taxes: 2273.65
20150709-0066867

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57493
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kenneth B. Lock Susan K. Sharpe 105 Lauderdale Road Nashville, TN 37205	Farmington Mortgage a division of CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 10312021300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$614,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ernie Reynolds, Emily Reynolds, and Ellen Reynolds, as devisees and Ernie Reynolds as Executor under the Last Will and Testament of Clarence E. Reynolds, Jr.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth B. Lock and Susan K. Sharpe, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 of Block "J" on the Map of Cherokee Park, Third Section, as of record in Book 843, pages 2 and 3, Register's Office for said County.

Said Lot No. 7 fronts 60 feet on the westerly side of Lauderdale Road and runs back 154.28 feet on the northerly line and 152.57 feet on the southerly line to a dead line and measures 58 feet thereon.

Being the same property conveyed to Clarence E. Reynolds, Jr., by Warranty Deed from Duane Sichveland dated July 29, 2003 and recorded on August 7, 2003, of record in Inst. No. 20030807-00112768, Register's Office for Davidson County, Tennessee. The said Clarence E. Reynolds, Jr. has since died. The Last Will and Testament of Clarence E. Reynolds, Jr. of record in Docket No. 10P-1700 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, and of record in Inst. No. 20111027-0083829, said Register's Office, devised subject property to Ernie Reynolds, Emily Reynolds and Ellen Reynolds. The said Ernie Reynolds was appointed Executor of the Last Will and Testament of Clarence E. Reynolds, Jr.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 843, pages 2 and 3, said Register's Office, which Plan shows a 40, foot minimum building setback line from Lauderdale Road.

This is improved property, known as 105 Lauderdale Road, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of July, 2015.

Ernie Reynolds

Emily Reynolds

Ellen Reynolds

Ernie Reynolds, Executor

State of Tennessee

County of Davidson

On this 7th day of July, 2015, before me the undersigned authority, personally appeared **Emily Reynolds and Ellen Reynolds**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution thereof to be free act and deed.

Notary

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

On this 7th day of July, 2015, before me the undersigned authority, personally appeared **Ernie Reynolds individually and as Executor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution thereof to be free act and deed.

Notary

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $614,500.00.

Affiant

Sworn and subscribed before me this 8th day of July, 2015.

Notary

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018