File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075019 DEEDWARR
Recvd: 09/02/15 14:39 2 pgs
Fees:13.00 Taxes:2756.50
20150902-0089545

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$745,000.00.**

Affiant

Subscribed and sworn to before me, this the 31 day of August, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ellen C. Reynolds **Emily J. Reynolds**	Regions Bank	**Map 104-13-0 Parcel 243-00**
1 Peach Blossom Square	2050 Pkwy Office Circle	
Nashville, TN 37205	Hoover, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Chris Keaton and wife, Gina Keaton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ellen C. Reynolds and Emily J. Reynolds, joint tenants with right of survivorship

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. 1 on the resubdivision of Lots 1 and 3 of the Second Revision of Peach Blossom Square, of record in Book 4350, Page 132, and amended in Instrument No. 20061116-0142473, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chris Keaton and wife, Gina Keaton, by Deed dated October 31, 2005 from Ann M. Shipp, unmarried and Roger Neil Higgins, unmarried, of record in Instrument No. 20051102-0132310, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 4350, Page 132 and amended in Instrument No. 20061116-0142473, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein. (3) Subject to the rights of others in a brick wall located on the boundary line of lots 1 and 3.

This is improved (_X__) Unimproved (____) property, known as **1 Peach Blossom Square, 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 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/our hand(s) this 31 day of August, 2015.

Chris Keaton

Gina Keaton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Chris Keaton and Gina Keaton,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of August, **2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17