G-27616-4 – Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150077773 DEEDWARR
Recvd: 09/14/15 09:39 2 pgs
Fees:13.00 Taxes:332.63
20150914-0092815

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$89,900.00**.

Latrice Michele Reynolds
Affiant

Subscribed and sworn to before me, this the 10th day of September, 2015.

Notary Public

My commission expires: 07-03-2017
(AFFIX SEAL)

HOUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2017

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
Latrice Michelle Reynolds	**Regions Bank d/b/a Regions Mortgage**	**Map 059-13-0, Parcel 118.00**
3922 Flicker Drive	**P.O. Box 2153, Dept 2520**	
Nashville, TN 37218	**Birmingham, AL 35287-2520**	

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,

Henry Hill, Jr., married

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

Latrice Michelle Reynolds, unmarried woman

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. 212 on the Plan of Treppard Heights, of record in Book 2663, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Henry Hill, Jr., married by Deed from Brenda G. Covington, single, dated December 19, 2014, of record in Instrument No. 20141226-0117811, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 2663, Page 64, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Restrictive Covenants contained in instrument of record in Book 2752, Page 213, and in Book 2797, page 183, Register's Office for Davidson County, Tennessee.
(3)Taxes for 2015 County a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

This is improved (__X__) Unimproved (____) property, known as **3922 Flicker Drive, Nashville, TN 37218**

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 **10th** day of **September, 2015.**

Henry Hill, Jr.

Henry Hill, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **September, 2015.**

Notary Public

My Commission Expires: 11/6/17

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY