This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road Ste., 100
Nashville, TN 37215

From Information Furnished by the Parties

MAP/GROUP/PARCEL 05007013400:

BILL GARRETT, Davidson County
Trans:T20150090369 DEEDWARR
Recvd: 10/23/15 09:37 2 pgs
Fees:13.00 Taxes:462.50

20151023-0107939

NAME & ADDRESS OF NEW OWNER:
Jeffrey O. Reynolds and Heather Reynolds
3928 Patton Hill
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ALONZO D. HATCHETT, JR. AND WYVONNE L. HATCHETT, A MARRIED COUPLE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JEFFREY O. REYNOLDS AND HEATHER REYNOLDS,**_____ "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 29, on the Final Plat of Northbrook Subdivision, Phase Two, as shown by plat appearing of record in Plat Book 9700, page 769, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Alonzo D. Hatchett, Jr. and Wyvonne L. Hatchett, by Quitclaim Deed from Anita Lester, Trustee, dated October 3, 2013, appearing of record in Instrument No. 20131007-0104908, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

2015 Real Property Taxes are a lien not yet due and payable until October 1, 2015.; Subject to all matters shown on the Plan of record in Plat Book 9700, page 769, Register's Office for Davidson County, Tennessee.; Notice of Lien filed against Heather M. Reynolds by Clarksville Dental Center in the amount of $1,792.82 recorded in Instrument No. 20150909-0091413, Register's Office for Davidson County, Tennessee.

- THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3928 Patton Hill, Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 8 day of Oct, 2015.

Alonzo D. Hatchett, Jr.

Wyvonne L. Hatchett

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Alonzo D. Hatchett, Jr. and Wyvonne L. Hatchett, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 8th day of October, 2015.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6-30-18

AFFIDAVIT

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

$125,000.00

AFFIANT

Sworn to and subscribed before me this 8 day of Oct, 2015.

NOTARY PUBLIC

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 11-3-15

Return to:
Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076

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