BILL GARRETT, Davidson County
Trans:T20160006586 DEEDWARR
Recvd: 01/26/16 09:04 2 pgs
Fees:13.00 Taxes:769.60
20160126-0007227

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $208,000.00

Affiant

Subscribed and sworn before me this the 21st day of January, 2016.

Notary Public
My commission expires: 9-10-2018

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan Nichols Reynolds 729 Drummond Drive Nashville, TN 37211	New Owner	119-12-0-097.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN SCHIPPER AND WIFE, MELISSA SCHIPPER, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RYAN NICHOLS REYNOLDS, an unmarried man AND REBECCA KASL, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section Two, Battlewood of record in Plat Book 1835, Page 95, in 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 Justin L. Schipper and Charles W. Hansen as joint tenants with the right of survivorship by Warranty deed from Matt D. Tedford of record in Instrument No. 20050504-0050209 Register's Office for Davidson County, Tennessee, dated April 28, 2005 and recorded on May 4, 2005.

Being the same property conveyed to Justin L. Schipper by Quitclaim deed from Charles W. Hansen of record in Instrument No. 20140205-0010055 Register's Office for Davidson County, Tennessee, dated January 13, 2014 and recorded on February 05, 2014.

Being the same property conveyed to Justin L. Schipper and wife, Melissa H. Schipper, as tenancy by the entireties by Quitclaim deed from Justin L. Schipper of record in Instrument No. 20140205-0010056 Register's Office for Davidson County, Tennessee, dated January 20, 2014 and recorded on February 05, 2014.

The said Justin L. Schipper and Justin Schipper are one and the same person.
The said Melissa H. Schipper and Melissa Schipper are one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS _XX_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 729 Drummond Drive, Nashville, TN 37211.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of January, 2016.

Justin Schipper by Melissa Schipper
Justin Schipper by Melissa Schipper
Attorney-In-Fact
Attorney in fact

Melissa Schipper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa Schipper, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of January, 2016.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 21st day of January, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared Melissa Schipper with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Justin Schipper, by Specific Power of Attorney dated January 14, 2016, and who acknowledged that he executed the same as the free act and deed of Justin Schipper.

Witness my hand and official seal this 21st day of January, 2016.

My Commission Expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY