Record & Send
to:
Pearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20160015249 DEEDWARR
Recvd: 02/24/16 14:13 2 pgs
Fees:13.00 Taxes:795.50
20160224-0017666

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2016.

Notary Public

My commission expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Road, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jenifer Baker	Jenifer Baker	061-15-346.00
3805 Katherine Street	3805 Katherine Street	
Nashville, TN 37216-2702	Nashville, TN 37216-2702	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Jordan Reynolds and Taylor Reynolds, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jenifer Baker, an unmarried woman

(hereinafter called the "Grantee"), his 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 the South part of Lot No. 291 on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 291 fronts 55 feet on the West side of Katherine Street and runs back between parallel lines 125 feet to the East line of Lot No. 290.

Being the same property conveyed to Jordan Reynolds, an unmarried man by Warranty deed from Robert H. Braswell, married of record in Instrument No. 20130408-0034398 Register's Office for Davidson County, Tennessee, dated April 2, 2013 and recorded on April 8, 2013.

Taylor Reynolds, spouse of Jordan Reynolds, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as **3805 Katherine Street, Nashville, TN 37216-2702.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of February, 2016.

Jordan Reynolds

Taylor Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jordan Reynolds and Taylor Reynolds, the 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 for the purposes therein contained and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of February, 2016.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 316016

SP 11/2015