BILL GARRETT, Davidson County
Trans:T20160023763 DEEDWARR
Recvd: 03/23/16 15:11 3 pgs
Fees:18.00 Taxes:1476.30
20160323-0027671

This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23083.2016

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| James J. Reynoso<br>Carah C. Ellis Reynoso<br>1016 North 6th Street<br>Nashville, TN 37207 | Gardner Financial Services, Ltd.<br>d/b/a Legacy Mutual Mortgage<br>3503 Paesanos Parkway<br>San Antonio, TX 78231 | 082 04 0 113.00 |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **909 Development Group, LP, a Tennessee limited partnership**, hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **James J. Reynoso and wife, Carah C. Reynoso,** hereinafter called the Grantees, their 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 southerly 34-2/3 feet of Lot No. 130 on the Plan of Sharpe and Crutcher Addition of record in Book 57, Page 82, Register's Office of Davidson County, Tennessee. Said part of Lot 130 fronts 34-2/3 feet on the westerly side of North 6th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to 909 Development Group, LP by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee and being of record in Instrument Number 20141212-0113988, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to The Metropolitan Government of Nashville and Davidson County by tax sale dated October 17, 1996 and being of record in Book 10228, Page 4, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 37, Page 82, said Register's Office.
5. The Charter for 909 Development Group, LP of record in Instrument Number 20141125-0108679, said Register's Office.

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 and assigns, forever;

AND 909 Development Group, LP does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND 909 Development Group, LP further covenants and binds itself, its successors 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.

This is improved property is known as: 1016 North 6th Street, Nashville, Tennessee 37207.

Executed on this 221st day of March, 2016.

909 Development Group, LP

By: _____

Name: David Lutz

Title: Limited Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of the state and county aforesaid, personally appeared David Lutz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a limited partner of 909 Development Group, LP, the within named bargainor, a limited partnership, and that he as such limited partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a limited partner.

Witness my hand this 21st day of March, 2016.

Notary Public

My Commission Expires: 8-11-18

LEIGH ANNE SAILORS
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 21st day of March, 2016.

Notary Public

My Commission Expires: 6-30-19

Thomas N. Jones
Notary Public
State of Tennessee
Notary Public
County of Williamson