WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1274

BILL GARRETT, Davidson County
Trans:T20160024992 DEEDWARR
Recvd: 03/29/16 08:48 2 pgs
Fees:13.00 Taxes:1332.00
20160329-0029208

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00 ✓ Sarah M Coll Affiant Subscribed and sworn to before me, this 22nd day of March, 2016 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sarah M. Coll	CHURCHILL MTG.CORP.	146-16-0
(NAME) 520 Rochelle Drive	(NAME) 761 Old Hickory Blvd., Ste#400	(MAP) 126.00
(ADDRESS) Nashville, TN 37220-2028	(ADDRESS) Brentwood, TN 37027	(PARCEL)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Nicholas G. Reynolds and Mary C. Reynolds, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Sarah M. Coll and Kevin F. Coll, wife and husband, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 909 on the Plan of Brentwood Hall, Section IX of record in Plat Book 2331, Page 92, 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 Nicholas G. Reynolds and Mary C. Reynolds, husband and wife by Warranty deed from Jonathan C. Thomas and wife, Jodi K. Thomas of record in Instrument No. 20120604-0047950 Register's Office for Davidson County, Tennessee, dated June 01, 2012 and recorded on June 04, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 520 Rochelle Drive, Nashville, Tennessee 37220-2028

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 we do covenant with 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.

THIS INSTRUMENT EXECUTED PURSUANT TO POWER OF ATTORNEY'S (2) RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20160329-0029206 AS TO NICHOLAS G. REYNOLDS AND IN INSTRUMENT NO. 20160329-0029207 AS TO MARY C. REYNOLDS, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Witness my/our hand(s) this 22nd day of March, 2016.

Nicholas G Reynolds by John Wells as Attorney in Fact

Nicholas G. Reynolds by John Wells as
Attorney-in-Fact

Mary C. Reynolds by John Wells as Attorney in Fact

Mary C. Reynolds by John Wells as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared John Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Nicholas G. Reynolds, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Nicholas G. Reynolds, the bargainor, by the said John Wells, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 22nd day of March, 2016.

Lynn J Babcock

Notary Public

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-15-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared John Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Mary C. Reynolds, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mary C. Reynolds, the bargainor, by the said John Wells, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 22nd day of March, 2016.

Lynn J Babcock

Notary Public

My Commission Expires:

1-15-17

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY