THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32923-04-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 12th day of April, 2016. Notary Public My Commission Expires:

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brandon Sullivan 2140 June Drive Nashville, TN 37214	Gardner Financial Srv, LTD 3503 Paesanos Parkway San Antonio, TX 78231	Map and Parcel No.: 095 02 0 016 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daisy N. Reynolds, aka Daisy Ann Nixon Reynolds, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Sullivan, an unmarried man,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2140 June Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of April, 2016.

Daisy N. Reynolds, aka Daisy Ann Nixon Reynolds
by Julia A. Reynolds, attorney-in-fact

Daisy N. Reynolds, aka Daisy Ann Nixon Reynolds,
by Julia A. Reynolds, her Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia A. Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Daisy N. Reynolds, aka Daisy Ann Nixon Reynolds, and she is authorized by Daisy N. Reynolds, aka Daisy Ann Nixon Reynolds to execute this instrument on her behalf.

Witness my hand, at office, this 12th day of April, 2016.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCTOBER 7, 2018

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20160030893 DEEDWARR
Recvd: 04/15/16 12:56 2 pgs
Fees: 13.00 Taxes: 925.00

20160415-0036458

EXHIBIT "A"

TRACT I

Land in Davidson County, Tennessee, being Lot No. 45 on the map of Donelson Hills Subdivision, of record in Book 2331, page 23, Register's Office for said County.

Said Lot No. 45 fronts 75 feet on the northerly margin of June Drive and extends back between parallel lines, 230 feet on the easterly line and 215.3 feet on the westerly line to a dead line in the rear, measuring 76.4 feet thereon.

Being the same property conveyed to James L. Reynolds and wife Daisy N. Reynolds, by deed dated January 13, 1956 from Donelson Home Builders, Inc. of record in Book 2489, page 139, Register's Office for Davidson County, Tennessee. James L. Reynolds having died on December 25, 2015.

TRACT II

Land in Davidson County, Tennessee, being a portion of Lot No. 46 on the Plan of Donelson Hills Subdivision, as of record in Book 2331, page 23, Register's Office for said County.

Said portion to be the westerly two feet of Lot No. 46 running from the northerly side of June Drive, 230 feet on the westerly line to a dead line in the rear measuring 99.9 feet from the easterly line.

Being the same property conveyed to James L. Reynold and wife Daisy N. Reynolds, by Quitclaim Deed dated June 6, 1986 from John E. Rodgers, Jr. Trustee of record in Book 6893, page 109, Register's Office for Davidson County, Tennessee. James L. Reynolds having died on December 25, 2015, thereby vesting title as Daisy N. Reynolds, surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 095 02 0 016 00.
2. Restrictive covenants contained in an instrument of record in Book 2396, page 365, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2331, page 23, Register's Office for Davidson County, Tennessee.