ADDRESS NEW OWNER:
Jamie Espinosa
5344 Hunters Ridge Road
Nashville, TN 37211

SEND TAX BILL TO:

New owner

Davidson County DEEDWARR
Recvd: 04/29/16 10:30 3 pgs
Fees:18.00 Taxes:740.00
20160429-0042045

MAP & PARCEL NOS.:
161-10-A-175.00 CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lisa M. Reynolds FKA Lisa Marie Reynolds, a married woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jaime Espinosa, a single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Villages of Brentwood, Phase 2, of record in Book 6250, Page 169, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description. See also Surveyor's Certificate of Correction in Book 8484, Page 140, said Register's Office.

Being the same property conveyed to Lisa Marie Spiller from Dan W. Soukup and wife, Lauren T. Soukup, by Warranty Deed recorded on August 2, 2010, in Instrument No. 20100802-0060112, Register's Office for Davidson County, Tennessee. Lisa Marie Spiller has since married Earl Reynolds and is now know as Lisa M. Reynolds. Lisa Marie Spiller and Lisa M. Reynolds are one and the same person.

This is property with a common address of **5344 Hunters Ridge Road, Nashville, TN 37211**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Plat Book 6250, Page 169, as corrected by Surveyor's Certificate of Correction in Book 8484, Page 140, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions in Book 6143, Page 11; Book 6398, Page 495; Instrument No. 20000606-0056066 (amendment Phase II); Book 11526, Page 579 (Phase II), said Register's Office.(4) Articles of Incorporation of Homeowners Association in Book 6158, Page 352, said Register's Office.(5) Deed to Metropolitan Government for sewer (Phase 2) in Book 6897, Page 120, said Register's Office.(6) Deed to Metropolitan Government for water main (Phase 2) in Book 6897, Page 184, said Register's Office.

Earl Reynolds, spouse of Lisa M. Reynolds, hereby joins in this conveyance to convey any and all rights he may have in said property including but not limited to any marital rights therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of April, 2016.

Lisa M Reynolds FKA
Lisa M. Reynolds FKA Lisa Marie Spiller

Lisa Marie Spiller

Earl Reynolds
Earl Reynolds

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lisa M. Reynolds FKA Lisa Marie Spiller and husband, Earl Reynolds,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **28th** day of **April 2016.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1604-069

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

Subscribed and sworn before me this 28th day of April, 2016.

Notary Public
My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/21/2017

