Davidson County DEEDWARR
Recvd: 05/13/16 09:22 3 pgs
Fees:18.00 Taxes:592.00

20160513-0047746

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Jacob Noah Watkins
Affiant

Subscribed and sworn to before me, this 12 day of May, 2016.

Notary Public
My commission expires: 9-24-18

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

06-1604-76380

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jacob Noah Watkins	Pinnacle Bank	075-04-0-214.00
4727 Trenton Drive	150 3rd Ave. south, Suite 900	
Hermitage TN 37076	Nashville, Tn 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James H. Reynolds, Jr. and wife, Patricia M. Reynolds**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jacob Noah Watkins, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 435, on the Plan of Section Seven, Tulip Grove, of record in Book 4300, Page 186, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James H. Reynolds, Jr. and wife, Patricia M. Reynolds by deed from Harry D. Bass and E. W. Wilkerson, dated December 24, 1986, recorded April 12, 1993, of record in Book 8913, Page 154, re-recorded on February 28, 1996, of record in Book 9959, Page 506, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4727 Trenton Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 12 day of May, 2016.

James H. Reynolds, Jr.

Patricia M. Reynolds

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James H. Reynolds, Jr. and Patricia M. Reynolds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12 day of May, 2016.

Notary Public
State of Tennessee at Large

KATHLEEN A. TOMLINSON * NOTARY PUBLIC AT LARGE * WILSON CO. TENN.

My Commission expires: 9-28-19

True Copy Certification

I, Christi M. Johnston, 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 herewith 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 Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

{Notary' Seal}