# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160049263 DEEDWARR
Recvd: 06/10/16 10:01 2 pgs
Fees:13.00 Taxes:895.40
20160610-0058872

W-VRES-16-1765-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Lorraine Reynolds** | **Lorraine E. Reynolds** | |
| (NAME) | (NAME) | **149-15-0A-434.00-CO** |
| **1765 Bridgecrest Drive** | **8757 Trattoria Ter** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013-1929** | **Sarasota, FL 34238** | |
| (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, **RONNIE KELLEY, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LORRAINE REYNOLDS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 148 on the Plan of Phase Six, Cambridge Forest, R15 Residential PUD of record in Plat at Instrument No. 20070430-0051165, 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 a portion of the same property conveyed to RL REGI-TN GVC, LLC by Substitute Co-Trustees' deed from Robert P. McDaniel, Jr. and Justin T. Starling, Substitute Co-Trustee of record in Instrument No. 20120224-0016137 Register's Office for Davidson County, Tennessee, dated February 23, 2012 and recorded on February 24, 2012. (Value or consideration as shown in aforementioned deed $500,000.00.)

Being a portion of the same property conveyed to Ronnie Kelley, Jr. by Limited Warranty deed from RL REGI-TN GVC, LLC, a Tennessee limited liability company of record in Instrument No. 20150601-0050185 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and Affidavit of Scrivener' s Error recorded in Instrument No. 20150618-0057991, Register's Office for Davidson County, Tennessee and recorded on June 01, 2015.

This conveyance is subject to:

- Taxes for the year 2016.
- All matters shown on the Plan of record as Instrument Number 20070430-0051165.
- All matters shown on the Plan of record in Plat Book 6900, Page 561.
- Covenants, Conditions and Restrictions of record in Book 10332, Page 1, amended in Book 10774, Page 723, Instrument Number 20021023-0130058, Instrument Number 20020221-0022797, Instrument Number 20061025-0132073 and Instrument Number 20070409-0041417.
- By-Laws of record in Instrument Number 20020221-0022798.
- Dedication of Common areas to Cambridge Forest Homeowners Association, Inc. of record in Instrument Number 20030630-0090226 and in Instrument No. 20110919-0072464.
- Charter for Cambridge Forest HOA of record in Book 10343, Page 769.
- Storm water detention agreement of record in Book 7632, Page 962 and Book 10805, page 497.
- Ingress & egress easement to Morgan Cemetary of record in Book 1207, Page 529.
- Indemnity agreement of record in Instrument Number 20050413-0041295.
- Sewer & drainage easements of record in Book 6881, Page 320, Book 7453, Page 445, Book 8795, page 158.
- Agreement of record in Book 1147, Page 148.
- Roadway easement agreement of record in Plat Book 3, Page 26.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1765 Bridgecrest Drive , Antioch, Tennessee 37013-1929**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 6th DAY OF JUNE, 2016.

Ronnie Kelley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNIE KELLEY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212