Davidson County DEEDWARR
Recvd: 07/01/16 10:16 3 pgs
Fees:18.00 Taxes:925.00
20160701-0067482

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

James S. Reynolds II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2016

Notary Public

MY COMMISSION EXPIRES: 12/28/19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Reynolds	Alta Federal Credit Union	MAP
2212 Craigmeade Circle	1700 Oak Forest Drive	PARCEL 095-06-0-011.00
Nashville, TN 37214-2421	Onalaska, WI 54650	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shirley A. Lee, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James S. Reynolds, II and Tammy R. Reynolds, spouses married to each other**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 9 on the Plan of Craigmeade Subdivision, Section I of record in Plat Book 2900, Page 121, 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 Shirley A. Lee, unmarried by Warranty deed from Sonja Zaumeyer, trustee (formerly Sonja Austin) for Valarie Austin Chadwell, the only remaining minor of the minor children for whose benefit said title was held and William Austin (single), Paul Austin (single) & Mia Renee Austin (single) being all of age majority and Roger Chadwell, as husband of said Valarie Austin Chadwell a minor who is now emancipated by virtue of her marriage and Valarie Austin Chadwell individually of record in Book 6701, page 796, Register's Office for Davidson County, Tennessee, dated October 18, 1985 and recorded on November 05, 1985. (Value or consideration shown in aforementioned deed $75,000.00.)

Being also known as 2212 Craigmeade Circle Nashville, Tennessee 37214.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2212 Craigmeade Circle, Nashville, TN 37214-2421.**

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.

Witness my hand(~) this the 30th day of June, 2016.

Shirley A. Lee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shirley A. Lee** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

