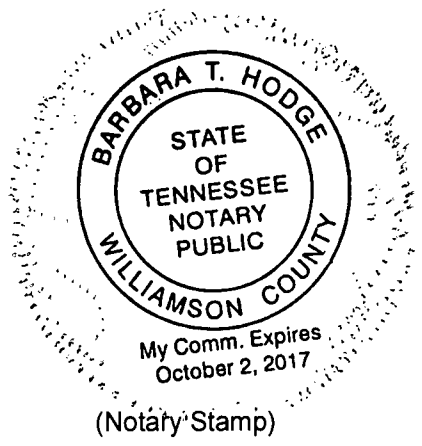


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00.**

Affiant

Subscribed and sworn to before me, this 14th day of July, 2016.

Notary Public

My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160060980 DEEDWARR
Recvd: 07/15/16 14:07 2 pgs
Fees:13.00 Taxes:666.00
20160715-0073024

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
SevenHills Properties, Inc	**SevenHills Properties, Inc**	**091-13-0-099.00**
510 Eastboro Drive	**6600 Peachtree Dunwoody Rd., Suite 390**	
Nashville, TN 37209-1838	**Atlanta, GA 30328**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kevin Wayne Reynolds and Evelyn Reynolds

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

SevenHills Properties, Inc., a Georgia corporation

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of E. T. Brown's Trustee's Subdivision of an 18 acre tract on the Charlotte Pike of record in Plat Book 332, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 16 fronts 50 feet on the Easterly margin of Cowan Street, now Eastboro Drive and extends back between parallel lines 192 feet to an alley.

Being the same property conveyed to Kevin Wayne Reynolds by Warranty deed from William Ted Davis and wife, Robbie D. Davis and Teresa D. Hamm and husband, Robert A. Hamm of record in Book 10556, page 965, Register's Office for Davidson County, Tennessee, dated July 28, 1997 and recorded on August 05, 1997. (Value or consideration shown in aforementioned deed $58,500.00.) Being also known as 510 Eastboro Drive Nashville, Tennessee 372091838.

This is **improved** property known as **510 Eastboro Drive, Nashville, TN 37209-1838.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Subject to all matters, as shown on the Plan of record in Plat Book 332, page 126, Register's Office for Davidson County, Tennessee

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of July, 2016.

Kevin Wayne Reynolds

Evelyn Reynolds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kevin Wayne Reynolds and Evelyn Reynolds, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of July, 2016.

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 160251