Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

After Recording Return To:
JAMES REYNOLDS
112 STONEWAY CLOSE
NASHVILLE, TN 37209-4538

Send Tax Bills To:
JAMES REYNOLDS
112 STONEWAY CLOSE
NASHVILLE, TN 37209-4538

Davidson County	DEEDWARR
Recvd: 08/01/16 09:04	3 pgs
Fees:17.00 Taxes:0.00	
20160801-0078719	

WARRANTY DEED

PARCEL NUMBER: 103 05 0A 012.00

THIS INDENTURE, made this 19th day of July, 2016, by and between JAMES FRANKLIN REYNOLDS, UNMARRIED, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and **JAMES FRANKLIN REYNOLDS AND HANNAH G. REYNOLDS, HUSBAND AND WIFE**, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of 0.00 Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

**THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 5722B, LOCATED ON LOT NO. 84 AS SHOWN IN PLAT BOOK 7900, PAGE 199, HORIZONTAL PROPERTY REGIME PRIVATE ELEMENT PLAT OF STONEWAY CLOSE, WHICH AMENDED LOTS 85, 86, 87. 88. AND 89 ON THE PLAN OF HILLWOOD PARK OF RECORD IN BOOK 3300, PAGE 28. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.
BEING THE SAME PROPERTY CONVEYED TO JAMES FRANKLIN REYNOLDS, UNMARRIED BY DEED FROM DARYL HENDERSON AND WIFE, KAREN HOBDY-HENDERSON RECORDED 07/27/2005 IN DEED 20050727-0087400, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1 JAMES REYNOLDS

Witness 2

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared James Reynolds, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19th day of July, 2016.

My Commission Expires: 2/9/2020

Notary Public

CAROL B. CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ **50.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 19th day of July, 2016.

My Commission Expires: 2/9/2020

Notary Public

CAROL B. CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Meredith Williams, 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 Pennsylvania
County of Allegheny

Personally appeared before me, Adam K. Donnelly a notary public for this county and state, Meredith Williams, 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: Sept. 28, 2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Adam K. Donnelly, Notary Public
Moon Twp., Allegheny County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES