THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16088787** BILL GARRETT, Davidson County Trans:T20160080769 DEEDWARR Recvd: 09/15/16 08:51 2 pgs Fees:13.00 Taxes:943.50 20160915-0096930	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me, this 9th day of September, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Ronald Reynolds and Sharon Reynolds 104 Villa View CT Brentwood TN 37027-3919	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171020A01100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan M. Arnett and Erin K. King n/k/a Erin K. Arnett, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald Reynolds and Sharon Reynolds, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 11, Building 2, Brentwood Villa Condominiums, Phase I, of record in Plat Book 6900, Pages 4 and 5, and as established under Master Deed of record in Book 6923, Page 943, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Nicole Daniels n.k.a Nicole Marie Siana, unmarried to Ryan M. Arnett, unmarried, and Erin K. King, unmarried, Joint Tenants with Right of Survivorship, as recorded on the 4th day of September, 2014 in Instrument No. 20140904-0080767 and Warranty Deed from Clayton Osborn and wife, Kaillee Osborn to Nicole Daniels, as recorded on the 19th day of August, 2011 in Instrument No. 20110819-0064466, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD VILLA, as recorded in Plat Book 6900, Page(s) 4 and 5.

Charter of Brentwood Villa Condominium Association, Inc., recorded in Book 6936, Page 895, amended in Book 7998, Page 249 and Book 8267, Page 270.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRENTWOOD VILLA Condominium of record in Book 6923, Page 943

, as amended by instrument(s) of record in Book 7035, Page 115, Book 7101, Page 730, re-recorded in Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 574 and Appointment of Substitute Trustee recorded at Instrument No. 20071022-0124551; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

By-Laws recorded in Book 7423, Page 567, amended in Book 8074, Page 564.

Grant of Easement recorded at Instrument No. 20120124-0006661.

Easement and/or Right of way to Metro for water mains and appurtenances recorded in Book 5155, Page 164.

Storm Water Detention Agreement recorded in Book 6385, Page 814.

This is improved property located at 104 Villa View CT Brentwood TN 37027-3919

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2016.

Ryan M. Arnett

Erin K. King n/k/a Erin K. Arnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan M. Arnett and Erin K. King n/k/a Erin K. Arnett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2016.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public