WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160082096 DEEDWARR
Recvd: 09/19/16 15:07 2 pgs
Fees: 13.00 Taxes: 999.00
20160919-0098492

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON MW

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Vicki Jarvis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Rodney J. Reynolds and Kathleen M. Reynolds	Movement Mortgage, LLC	086 04 0A 061.00
(NAME)	(NAME)	
413 Old Oak Way	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy Thousand And No/100 Dollars ($270,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary E. Murphy, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rodney J. Reynolds and Kathleen M. Reynolds, husband and wife**, 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 46, Oakcrest, Phase 2A, as shown on plat of record in Plat Book 6900, Page 881, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary E. Murphy, unmarried by Warranty Deed from Timothy W. Burgess and wife, Candy N. Burgess dated May 20, 2010 and recorded May 24, 2010 as Instrument No. 20100524-0039683, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 413 Old Oak Way, Hermitage, TN 37076

File Number: FRN-165462SSO

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, has 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 our hands this the 15th day of September, 2016

Mary E. Murphy

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mary E. Murphy, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2016.

Notary Public

My Commission Expires: 10/9/19

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: FRN-165462SSO