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BILL GARRETT, Davidson County
Trans:T20160101077 DEEDWARR
Recvd: 11/16/16 08:59 2 pgs
Fees:13.00 Taxes:932.40
20161116-0120641

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

# WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of November, 2016 by and between Valerie Baxter Reynolds and husband, Jacob Reynolds, hereinafter referred to as GRANTOR, and Mark O. McKay and Laney B. McKay husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Townhome Unit No. 4709, (a/k/a Unit 15), as set forth in the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, as amended by Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said Townhome Unit also being shown as part of Exhibit "E" to said Master Deed.

Being the same property conveyed to Valerie Baxter Reynolds, married, by Warranty Deed, from Regent Homes, LLC, a Tennessee limited liability company, dated June 5, 2009, recorded June 8, 2009, of record in Instrument No. 20090608-0053070, Scrivener's Affidavit to Correct Map/Parcel Number of record in Instrument 20161102-0115976, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 4709 Brighton Village Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Valerie Baxter Reynolds

Jacob Reynolds

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Valerie Baxter Reynolds and husband, Jacob Reynolds, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 15th day of November, 2016.

Suzanne Thomas
Notary Public

My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18, 2019
COUNTY OF RUTHERFORD

Name and Address of Property Owner:
Mark O. McKay and Laney B. McKay
4709 Brighton Village Drive,
Nashville, TN 37211

Send Tax Statements to:

Pinnacle Bank
150 3rd Avenue South, Ste 900
Nashville, TN 37201

Map & Parcel: 161-09-A-010.00 CO

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $252,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of November, 2016.

Georgette R. Kennedy
Notary Public

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-594