BILL GARRETT, Davidson County
Trans: T20170057593 DEEDWARR
Recvd: 07/06/17 10:42 2 pgs
Fees: 13.00 Taxes: 1258.00
20170706-0067862

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this 29 day of June, 2017.

Notary Public
My commission expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

06-1705-76726

Address of New Owner:	Send Tax Bills to:	Tax Information:
Richard S. Lane 2020 Hawks Nest Drive Hermitage TN 37076	Richard S. Lane 2020 Hawks Nest Drive Hermitage TN 37076	098-06-0-A-185.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Hobson Reynolds, Jr. and Patricia Marl Ann Reynolds, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard S. Lane and Jo Ann Lane, husband and wife**, hereinafter called the Grantees, their successors 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 No. 169, on the Plan of Phase Two, Section A, Bridgewater, of record in Instrument No. 20061207-0151485, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie G. Brooks and wife, Barbara J. Brooks by deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, dated October 30, 2008, recorded October 31, 2008, of record in Instrument No. 20081031-0108632, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Hobson Reynolds, Jr. and Patricia Marl Ann Reynolds, husband and wife by deed from Ronnie G. Brooks and wife, Barbara J. Brooks, dated April 20, 2016, recorded April 21, 2016, of record in Instrument No. 20160421-0038759, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2020 Hawks Nest Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of June, 2017.

James Hobson Reynolds, Jr.

Patricia Marl Ann Reynolds

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James Hobson Reynolds, Jr. and Patricia Marl Ann Reynolds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt Juliet, TN, this 29th day of June, 2017.

Notary Public
State of Tennessee at Large

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission expires: