Bill Garrett Davidson County
Batch# 18225 DEEDWARR
10/25/2017 03:25:11 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20171025-0109602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Roger T Reynolds
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2017.

Howard M. Skipworth
NOTARY PUBLIC

My Commission Expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Roger Terry Reynolds and Brenda L. Reynolds 344 Brewer Drive Nashville, TN 37211	Roger Terry Reynolds and Brenda L. Reynolds 344 Brewer Drive Nashville, TN 37211	162-01-0-062.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

RANDALL JOHN WOLFE, JR.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROGER TERRY REYNOLDS AND WIFE, BRENDA L. REYNOLDS

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 38, as shown on the map entitled the Plan of Southwood, of record in Book 2663, page 125 and 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RANDALL JOHN WOLFE, JR. AND WIFE, JOSEPHINE C. WOLFE, by deed from S.K. GRAYSON AND WIFE, FRANCES E. GRAYSON, of record in Book 4261, page 665, dated March 4, 1966, said Register's Office. The said Josephine C. Wolfe having since died on or about September 26, 2009 leaving Randall John Wolfe, Jr. the surviving tenant by the entirety.

This improved property is known as 344 Brewer Drive, Nashville, TN 37211.

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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 23rd day of October, 2017.

Randall John Wolfe, Jr.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Randall John Wolfe, Jr., the within named 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 at office, this 23rd day of October, 2017.

Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019