Bill Garrett Davidson County
Batch# 44841 DEEDWARR
01/05/2018 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20180105-0001785

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF DICKSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 5th day of January, 2018.

Notary Public
My commission expires: 03/08/21

17-1712-172837

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Christopher M. Reynolds	Christopher M. Reynolds	**102-03-0-174.00**
380 Annex Avenue	380 Annex Avenue	
Nashville TN 37209	Nashville, TN 37209	

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, **Philip G. Felts, a single person** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher M. Reynolds and Kristin Lea Phillips, 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. 1200, on the Plan of Charlotte Park, Section 21, of record in Book 3700, Page 10 & 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Philip G. Felts, a single person by deed from Ronald D. Wynne and wife, Deborah Wynne, dated August 18, 1994, recorded August 26, 1994, of record in Book 9447, Page 351, 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 380 Annex Avenue, Nashville, TN 37209.

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 4th day of January, 2018.

Philip G. Felts

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Philip G. Felts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 4th day of January, 2018.

Notary Public

My Commission expires: 1/6/19

JOAN S. FELTS
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-6-19

True Copy Certification

I, Julie Dyess, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Julie Dyess who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

