WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul A. Ross	Paul A. Ross	161-14-0B-105.00-CO
(NAME)	(NAME)	
P.O. Box 3474	P.O. Box 3474	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Adam Reynolds, Personal Representative and sole heir at law of Teresa Brown Reynolds,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Paul A. Ross, unmarried,** 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 105 of Highland Villa Condominiums, a Condominium, a Horizontal Property Regime, located on Highland Villa Drive, Nashville, Tennessee, as shown on the plat of Highland Villa Condominiums, Condominium apartments recorded in Plat Book 6200, Page 473, said Register's Office, and described in a Master Deed recorded in Book 7278, Page 312, as amended in Book 7347 Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610 and Book 10871, Page 232, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Teresa B. Reynolds by Warranty Deed from Rodney L. Williams II, dated 8/31/05 and recorded 9/12/05 in Instrument Number 20050912-0109221, said Register's Office for Davidson County, Tennessee

Teresa Brown Reynolds died intestate on January 19, 2017 leaving her son, Adam Reynolds, as her sole heir at law. Adam Reynolds was appointed Personal Representative of her estate and an order approves this sale was entered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. See Case No. 17P-1200 said Court Clerks Office.

unimproved ☐

This is improved ☑ property, known as 105 Highland Villa Drive, 105, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 50129 **DEEDWARR**
01/22/2018 03:49:06 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20180122-0006530

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, have 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 my/our hands this 19th day of January, 2018.

Adam Reynolds

Adam Reynolds, Personal Representative

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam Reynolds, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of January, 2018.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 174013

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019