Bill Garrett Davidson County
Batch# 56215 DEEDWARR
02/07/2018 01:55:46 PM 2 pgs
Fees: $13.00 Taxes: $4,245.85
20180207-0012444

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
615.383.2903

Warranty Deed

ADDRESS OF NEW OWNER:
William and Annsley Reynolds
906 Westview Ave
Nashville, TN 37205

SEND TAX BILLS TO:
First Bank
PO Box 11733
Newark, NJ 07101

MAP/PARCEL NO:
130-11-0-125.00

For good and valuable consideration received, **Brad Dunlavy, Senior Vice President of Truxton Trust Company, Executor of the Estate of Robert W. Meyer, filed in Docket No. 16P1302, Circuit Court of Davidson County, Tennessee, Probate Division,** by these presents does transfer and convey unto the Grantee, **William Reynolds and Annsley Reynolds, husband and wife,** all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Robert W. Meyer,** described as follows:

Being Lot No. 50 on the Plan of New Golf Club Subdivision of record in Plat Book 421, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 50 fronts 100 feet on the Easterly side of Westview Avenue (formerly Highland Avenue), and extends back 250 feet between parallel lines to a dead line.

Being the same property conveyed to Robert W. Meyer by Quitclaim Deed from Mary T. Meyer of record in Book 5572, Page 196, Register's Office for Davidson County, Tennessee, dated February 22, 1980 and recorded on February 29, 1980. The said Robert W. Meyer having since died on July 16, 2016, leaving a Last Will and Testament filed in Docket No. 16P1302, Circuit Court of Davidson County, Tennessee, Probate Division. Truxton Trust having been named to serve as Executor pursuant to said Last Will and Testament and Letters Testamentary, filed in Docket No. 16P1302, Circuit Court of Davidson County, Tennessee, Probate Division.

The said Truxton Trust is one and the same as Truxton Trust Company.

This conveyance is subject to a) Taxes for the year 2018 and subsequent., which are assumed by the grantee(s) herein; b) Plan of record in Plat Book 421, Page 104, said Register's Office; c) Easement for Sanitary Seers of record in Book 5787, Page 448, in the Register's Office; and d) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 906 Westview Avenue, Nashville, Tennessee 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind itself as the rightful heirs and **Executor** of the **Estate of Robert W. Meyer,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of February, 2018.

Estate of Robert W. Meyer

BY: Truxton Trust Company, Executor

BY: Brad Dunlavy

Brad Dunlavy, Senior Vice President of Truxton Trust Company

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRAD DUNLAVY, SENIOR VICE PRESIDENT of the TRUXTON TRUST COMPANY, EXECUTOR of the ESTATE OF ROBERT W. MEYER**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd of February, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$1,147,525.00**.

Affiant

Subscribed and sworn to before me this the 2nd day of February, 2018.

Notary Public
My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON