WARRANTY DEED

Bill Garrett Davidson County
Batch# 93406 DEEDWARR
05/17/2018 10:59:07 AM 2 pgs
Fees: $13.00 Taxes: $12,950.00

20180517-0047256

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires 5-6-19

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy L. Reynolds	NEW OWNER	13009014100
(NAME)	(NAME)	
408 West Brookfield Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joseph W. Plowman and Page L. Plowman, Co-Trustees of the Plowman Family 2008 Trust, U/a/D July 15, 2008 and as Amended and Restated on November 9, 2012**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy L. Reynolds and Hadley Reynolds, husband and wife**, 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:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 15 on Block 1 on the Map of The Highlands of Belle Meade, as shown on the Plan of record in Book 547, page 180, Register's Office for said County.

Said Lot No. 15 fronts 171 feet on the northerly side of Brookfield Drive, and runs back between parallel lines 328.5 feet on the westerly line and 351 feet on the easterly line, to a dead line in the rear measuring 150 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 16 on Block 1 on the Map of The Highlands of Belle Meade, as shown on the Plan of record in Book 547, page 180, Register's Office for said County.

Said parcel of land begins at the southeasterly corner of Lot No. 15 and continues in an easterly direction for two feet along the north side of Brookfield Drive; thence between parallel lines 351 feet, more or less, northerly to a dead line in the rear; thence westerly two feet to the easterly line (erroneously referenced as "easterly two feet to the westerly line" in previous deeds of record) of Lot 15; thence in a southerly direction to the point of beginning.

Being the same property conveyed to Joseph W. Plowman and Page L. Plowman, Trustees of The Plowman Family 2008 Trust, u/a/d July 15, 2008 and as amended and restated on November 9, 2012 by Warranty Deed dated 01/31/2014 from Robert Sims and wife, Laura Sims of record in Instrument 201402030009211, Register's Office for Davidson County, Tennessee. Reference is made to the Certification of Trust with respect to the Grantor Trust, of record in Instrument No. 20180517004 7255 in said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 408 West Brookfield Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15 day of May, 2018.

JOSEPH W. PLOWMAN AND PAGE L. PLOWMAN,
CO-TRUSTEES OF THE PLOWMAN FAMILY 2008
TRUST U/A/D JULY 15, 2008 AND AS AMENDED
AND RESTATED ON NOVEMBER 9, 2012

Joseph W. Plowman, Co-Trustee, by
Joseph W. Plowman, Co-Trustee
By: Ernest D. Bennett, III Attorney in Fact Ernest D. Bennett, ATTY-IN-FACT

Page L. Plowman, Co-Trustee, by
Page L. Plowman, Co-Trustee
By: Ernest D. Bennett, III Attorney in Fact Ernest D. Bennett, ATTY-IN-FACT

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ernest D. Bennett, III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Joseph W. Plowman and Page L. Plowman, Co-Trustees of the Plowman Family 2008 Trust and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 15 day of May, 2018.

Notary Public
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 5-6-19