WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 146233 **DEEDWARR**
09/27/2018 03:41:38 PM 2 pgs
Fees: $13.00 Taxes: $277.50

20180927-0096061

M-RR-18-3854

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rollie Reynolds **James Reynolds**	**NEW OWNER**	
(NAME) **3854 Stevens Lane**	(NAME)	**048-00-0-294.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WESTPORT DEVELOPMENT AND ASSOCIATES, INC.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROLLIE REYNOLDS, MARRIED AND JAMES REYNOLDS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract II (Map/Parcel 48-294.00) Known as 3854 Stevens Lane

Tract A: Being a parcel of land in the 1st Civil District of Davidson County, Tennessee and located north of Stevens Lane and west of Clarksville Highway and being more particularly described as follows:

Beginning at a point on the northerly margin of Stevens Lane, and said point being the southwest corner of Parcel 281, and said point being the southwest corner of the herein described property, and said point being the southeast corner of Parcel 205 belonging to Blackman as evidenced in Deed Book 5462, Page 527 (RODCT), thence;
1) leaving said margin and following the east line of Blackman N 04 deg. 38'20"W, a distance of 30.57 feet to a point, said point being the northwest corner of Parcel 281, and said point being the southwest corner of Parcel 242, thence;
2) leaving the east line of Blackman, following the south line of Parcel 242, S 89 deg. 00'32"E 192.38 feet to a point, said point being the northeast corner of the herein described property, and said point being the southeast corner of Parcel 242, and said point being the southwest corner of Parcel 241 belonging to Burton as evidenced in Deed Book 7474, Page 506 (RODCT), thence;
3) leaving Parcel 242 and severing Parcel 281, South 80 deg. 29'39"E 11.68 feet to a point, said point being the southeast corner of the property herein described and said point being on the north margin of Stevens Lane, thence:
4) with the north margin of Stevens Lane, South 85 deg. 20'57"W, a distance of 192.24 feet to a point, the beginning, containing 0.093 acres, more or less.

Tract B: Beginning at a point, said point being the southwest corner of Parcel 242, and said point being the southwest corner of the herein described property, and said point being the northwest corner of Parcel 281, and said point being in the east line of Parcel 205 belonging to Blackman as evidenced in Deed Book 5462, Page 527 (RODCT), thence;
1) along the east line of Blackman, N 30 deg. 39'52"W a distance of 690.04 feet to a point; said point being the northwest corner of the property herein described, and said point being the southwest corner of Parcel 216 belonging to Proctor Family Partnership as evidenced in Deed Book 9339, Page 469 (RODCT), thence;
2) following the south line of Parcel 216 N 56 deg. 25'00"E a distance of 172.86 feet to a point; thence,
3) leaving Parcel 216 and severing Parcel 242 S 55 deg. 00'00"E a distance of 148.08 feet to a point, thence;

4) continuing to sever Parcel 242 with a curve to the right, (said curve having a delta angle of 19 deg. 54'17", a radius of 150.00 feet, a chord bearing of N 44 deg. 57'08"E, and a chord length of 51.85 feet) an arc length of 52.11 feet to a point, thence;
5) continuing to sever Parcel 242 N 54 deg. 54'17"E, a distance of 10.50 feet to a point, thence;
6) continuing to sever Parcel 242 S 35 deg. 05'43"E, a distance of 50.00 feet to a point, thence;

7) continuing to sever parcel 242 N 54 deg. 54'17'E, a distance of 126.09 feet to a point, said point being the northeast corner of the property herein described, and said point being the northwest corner of Parcel 241 belonging to Burton as evidenced in Deed Book 7474, Page 506 (RODCT), thence;
8) following the west line of Parcel 241, S 08 deg. 29'39"E, a distance of 689.44 feet to a point, said point being the southeast corner of Parcel 242 and said corner being the southeast corner of the property herein described, and said point being the southwest corner of Parcel 241, and said point also being the northeast corner of Tract 1, thence;
9) following the north line of Parcel 281, N 89 deg. 00'32" W, a distance of 192.38 feet to a point, the beginning, containing 4.907 acres, more or less.

Being a part of the same property conveyed to Westport Development and Associates Inc. by Warranty deed from Eddie L. Shields and Michael L. Sheilds, Sr. and Shawn B. Jenkins of record in Instrument No. 20161025-0112487 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 25, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Stormwater Detention Agreement of record in Instrument Number 20030430-0057887, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3854 Stevens Lane, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 25th DAY OF SEPTEMBER, 2018.

Westport Development and Associates, Inc.
BY: Michael L. Shields
Michael L. Shields
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MICHAEL L. SHIELDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of WESTPORT DEVELOPMENT AND ASSOCIATES, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 25th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212