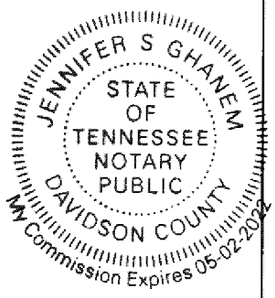
THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** 	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00 Samuel Dutton Affiant Subscribed and sworn to before me, this 21 day of December, 2018. Notary Public My Commission Expires: 10/14/19

WARRANTY DEED

Address New Owner: Atrium Development, LLC 3610 Nolensville Pike Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Parcel ID No. 090-08-0-164.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM D. REYNOLDS AND WIFE, JOANIE M. REYNOLDS,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ATRIUM DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled the Plan of Gailey Wood Subdivision, of record in Book 2663, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM D. REYNOLDS AND WIFE, JOANIE M. REYNOLDS, by deed from HAROLD BARNETT AND WIFE, DORIS JEAN BARNETT, of record in Book 8899, page 706, dated March 25, 1993, said Register's Office.

This is improved property commonly known as: **6301 James Ct, Nashville, TN 37209**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Karen Y Johnson Davidson County
Batch# 177258 DEEDWARR
12/21/2018 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20181221-0124578

IN WITNESS WHEREOF, Grantors have executed this instrument on this 21 day of December, 2018.

William D. Reynolds
WILLIAM D. REYNOLDS

Joanie M. Reynolds
JOANIE M. REYNOLDS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **WILLIAM D. REYNOLDS AND WIFE, JOANIE M. REYNOLDS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of December, 2018.

Notary Public
My commission expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Elizabeth Preston, 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 Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020