THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190119007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of February, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Johnson Davidson County
Batch# 198334 DEEDWARR
02/25/2019 08:33:44 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190225-0016481

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven A Reynolds 1247 Martin Street #303 Nashville TN 37203	New Owner	Tax Parcel ID No. 105-07-1B-317.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Madelyn N Reynolds, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven A Reynolds, married man,** ("Grantees"), 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 Unit No. 317, together with the appurtenant interest in the common elements of the Six10 Merrit Condominium, a horizontal property regime established by Declaration of record as Instrument No. 20150924-0097122, as amended in Instrument No. 20160831-0091430, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to MADELYN N. REYNOLDS, by deed from SIX10 MERRITT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20170105-0001186, dated December 20, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 105-07-1B-317.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 161, page 49, and in Plat Book 57, page 76, said Register's Office.

Easement of record as Instrument No. 20170717-0071454, said Register's Office.

Agreement for Dedication of Easement of record as Instrument No. 20151030-0110799, said Register's Office.

Covenants, Conditions and Restrictions as set forth in Declaration for the Six10 Merritt Condominium including, but not limited to, easements, assessments, special assessments,

charges and liens, contained in an instrument of record as Instrument No. 20150924-0097122, and as amended in Instrument No. 20160831-0091430, and in Instrument No. 20161118-0121689 and Assignment of Rights of record as Instrument No. 20170426-0041062, said Register's Office.

Covenants, Conditions and Restrictions as set forth in Declaration for The Finery Master Condominium including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20150807-0079087 , corrected by Scrivener's Affidavit recorded at Instrument No. 20151005-0101050 ,and amended in Instrument No. 20160601-0054729 and Instrument No. 20161118-0121688 , said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded as Instrument No. 20151013-0104209, said Register's Office.

Subject to all matters set out in Metro Ordinance No. 77-786.

This is improved property located at 1247 Martin Street Nashville TN 37203

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2019.

Madelyn N Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Madelyn N Reynolds, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022