WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 240907 **DEEDWARR**
06/10/2019 10:42:48 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20190610-0055241

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
111 Foxtail Run Florence, AL 35634	New Owner	104-15-0-388

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ronn Jason Reynolds and wife, Elizabeth B. Reynolds,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **J. Michael Webb and Elizabeth S. Webb, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the east 20 feet of Lot No. 59 and the west 43 feet of Lot No. 58 on the Plan of Belair, of record in Plat Book 332, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot Nos. 58 and 59 adjoin and front together 63 feet on the south side of Westwood Avenue and run back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Ronn Jason Reynolds and wife, Elizabeth B. Reynolds by Warranty Deed dated 02/26/2013 from Alex Lanier Williams, a married man of record in Instrument 201302280019954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2503 Westwood Avenue, Nashville, TN 37212

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 my/our hand(s) this the 7th day of June, 2019.

Ronn Jason Reynolds

Elizabeth B. Reynolds

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ronn Jason Reynolds and Elizabeth B. Reynolds with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 7th of June, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

