WARRANTY DEED

Karen Johnson Davidson County
Batch# 253109 DEEDWARR
07/05/2019 11:26:10 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20190705-0065769

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$205,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2019.

Notary Public

My commission expires:
(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Peter P. Panella, Jr.	New owner	**Map 117-15-0-A Parcel 170.co**
1900 Richard Jones Road. Apt S-2		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Phillip M. Reynolds, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter P. Panella, Jr. , an unmarried man

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit S-2, on the Plan of The Green Hills Terrace Condominiums, of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for The Green Hills Terrace Condominiums, as of record in Book 5304, Page 702, as amended in Book 7841, Page 557 and By-Laws appended thereto in Book 5304, Page 745, amended in Book 9830, Page 181, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Green Hills Terrace Condominiums, for proper identification.

Being the same property conveyed to Phillip M. Reynolds, unmarried, by Deed dated July 29, 2005 from F. Paige Resha, unmarried, of record in Instrument No. 20050809-0094356, Register's Office for Davidson County, Tennessee. Phillip M. Reynolds is also known as Phillip M. Reynolds, Jr.

This instrument is being executed on behalf of Phillip M. Reynolds, pursuant to a Power of Attorney executed by him on the 14th day of June, 2019, of record in Instrument No. 20190705006976 Register's Office for Davidson County, Tennessee.

The property conveyed herein is not now nor ever has been the place of residence of the Grantor's spouse.

This conveyance of the above described parcel of land is subject to the following: (1) The policy to be issued will not insure as to the exact amount of acreage contained in subject property. (2) The Plan of record in Plat Book 5200, Page 64, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3879, Page 569, Register's Office for Davidson County, Tennessee. (4) aster Deed of The Green Hills Terrace Condominiums, of record in Book 5304, Page 702, and as amended in Book 7841, Page 557 and By-Laws of The Green Hills Terrace Homeowners Association, Inc., appended thereto in Book 5304, Page 745 and as amended in Book 9830, Page 181, Register's Office for Davidson County, Tennessee. (5) Easement for the common use and enjoyment of and by all tenants as set out in the Dedication of Easement in Book 4320, Page 896, said Register's Office. (7) Grant of Easements to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (____) property, known as **1900 Richard Jones Road. Apt S-2, Nashville, TN 37215**

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 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 **28th** day of **June, 2019.**

Phillip M. Reynolds by Phillip M. Reynolds Sr. Atty in Fact

Phillip M. Reynolds by Phillip M. Reynolds, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of February, 2019, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Phillip M. Reynolds, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Phillip M. Reynolds, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Phillip M. Reynolds, for the purpose therein contained, by signing the name of Phillip M. Reynolds, by himself as Attorney-in-Fact. Witness my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **June, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21