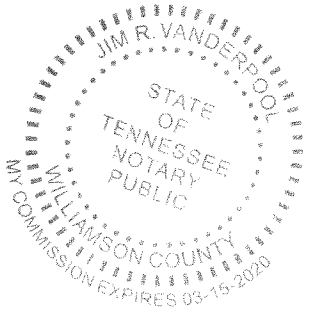
Karen Johnson Davidson County
Batch# 352762 DEEDWARR
02/04/2020 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20200204-0012509

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/15/2020
(AFFIX SEAL)

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)
Christopher A. Reynolds and Stephanie K. Reynolds 8917 Macauley Lane Nolensville, TN 37135	FdM Bank 50 Franklin Street Charlesville, TN 37040	186 04 0A 050.00

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, **Nancy Waynick, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Christopher A. Reynolds and Stephanie K. Reynolds, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Williamson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 160, on the plan of FINAL PLAT, BURKITT PLACE, PHASE 1A, SECTION 2, as shown on plat of record in Instrument No. 20060315-0029571 and amended by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nancy Waynick, an unmarried person by Warranty Deed from Robert Preston Brown and Sandra Ann Brown, husband and wife dated 04/28/2017 and recorded 05/02/2017, of record in Instrument 201705020042946, 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: 8917 Macauley Lane, Nolensville, TN 37135

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 3rd day of February, 2020.

Nancy Waynick

Nancy Waynick

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Nancy Waynick with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 3rd of February, 2020.

Lee E. Cranford

Notary Public

My Commission Expires: 11/6/2023

(SEAL)

LEE E. CRANFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY