Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200527396

Karen Johnson Davidson County
Batch# 438345 **DEEDWARR**
07/15/2020 02:18:31 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20200715-0077602

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2020.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Baker Edmond Reynolds and John E Reynolds 213 Blanchard Place Nashville TN 37214	New Owner	Tax Parcel ID No. 095-04-0-141.00

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, **David House, Trustee of the Ardyce E. House Special Needs Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Baker Edmond Reynolds, unmarried and John E Reynolds, married, as tenants in common**, ("Grantees"), their 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 No. 57 on the Plan of Eva-Mor Heights of record in Plat Book 1424, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Front 75 feet on the East side of Blanchard Place and runs back between lines 183.72 feet on the North line and 178.69 feet on the South line to a deed line in the rear on which it measures 75.17 feet

Being the same property conveyed to David House, Trustee of the Ardyce E. House Special Needs Trust by Quitclaim deed from David House, the Duly-appointed Executor of the Estate of James Rhea House of record in Instrument No. 20130219-0016504 Register's Office for Davidson County, Tennessee, dated February 01, 2013 and recorded on February 19, 2013.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

This is improved property located at 213 Blanchard Place Nashville TN 37214

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 14th day of July, 2020.

David House, Trustee of the Ardyce E. House Special Needs Trust

BY: _____
David House, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David House, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Ardyce E. House Special Needs Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 14th day of July, 2020.

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022