Karen Johnson Davidson County
Batch# 450896 DEEDWARR
08/05/2020 11:20:36 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20200805-0086816

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

John W Reynolds
Affiant

Subscribed and sworn to before me, this 3rd day of July, 2020.

Notary Public:
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
John W. Reynolds 3125 Noble Valley Dr. Nashville, TN 37214	Cardinal Financial dba Peoples Home Equity 2701 Arco Corporate Dr. Ste. 200 Charlotte, NC 28273	108-04-0-077.00

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, I/we, **Marva Wilson, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **John W. Reynolds, unmarried**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 160 on the plan of Larchwood, Section Two, of record in Plat Book 5200, Pages 57, 58, and 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Marva Wilson, married, by Warranty Deed from Jonathan Gaertner and Michelle Gaertner, husband and wife, dated 10/12/2012 and recorded 11/5/2012 in Instrument Number 20121105-0101573, Register's Office for Davidson County, Tennessee.

* The above-referenced property is not now, nor has it even been, the primary residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Restrictive Covenants of record in Book 5479, Page 443; amended in Book 5681, Page 532, Book 5688, Page 696, and Book 6011, Page 130, Register's Office for Davidson County, Tennessee.

Easements/Deeds of Conveyance of record in Book 5626, Page 823, Book 5626, Page 833, Book 5728, Page 449, Book 5728, Page 453, and Book 5728, Page 472, Register's Office for Davidson County, Tennessee.

Conditions, easements, restrictions, and/or building set-back lines and all other matters that appear on the plat of record in Flat Book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.

2020 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3125 Noble Valley Dr., Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 31st day of July, 2020.

Marva Wilson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Marva Wilson and , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2020.

Commission Expires: ~~09/20/21~~ 10/18/22

Notary Public: ~~Devon Sutherland~~

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY