WARRANTY DEED	Karen Johnson Davidson County Batch# 476407 **DEEDWARR** 09/16/2020 09:41:53 AM 3 pgs Fees: $18.00 Taxes: $2,127.13 20200916-0105595

Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Shawna M. Hoelscher Nichole J. Connelly 715A Powers Avenue Nashville, TN 37206	New Owners	083070N00200CO
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Geoffrey Reynolds and Katharine Reynolds, husband and wife,** (The "Grantors") has bargained and sold, and by these presents do transfer and convey unto, **Shawna M Hoelscher and Nicole J Connelly, a married couple,** (The "Grantees"), Grantees' heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 715 Powers Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141106-0102765, in Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a complete description of the property.

Being the same property conveyed to Geoffrey Reynolds and spouse, Katharine Reynolds by deed from Integrity First Ventures, LLC a Tennessee limited liability company, and Urban Development Group, LLC, a Tennessee limited liability company, of record in Instrument Number 20160503-0043662.

This is improved property known as 715 A Powers Avenue, Nashville, TN 37206.

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable.

2. Covenants as of record in Instrument No. 20141106-0102765, said Register's Office.
3. Subject to all matters as disclosed on plat Book 1130, page 29 and Instrument No. 20141106-0102765, said Register's Office for said County.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $574,900.00

Affiant

Subscribed and sworn to before me this 15th day of September, 2020.

Notary Public

My Commission Expires: 4/13/24

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of September, 2020.

Katharine Reynolds by Geoffrey Reynolds, Attorney-In-Fact

Katharine Reynolds
By Geoffrey T. Reynolds, Attorney in Fact

Geoffrey T. Reynolds

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Geoffrey T. Reynolds** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 14th day of September 2020.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Geoffrey T. Reynolds,** to me known to be the person who executed the foregoing instrument on behalf of **Katharine Reynolds** and who acknowledge that he executed the same as the free act and deed of the said **Katharine Reynolds.**

Witness my hand and seal, at Nashville, Tennessee, this 14th day of September 2020.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021