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# WARRANTY DEED

Karen Johnson Davidson County
Batch# 519652 **DEEDWARR**
11/20/2020 03:49:39 PM 2 pgs
Fees: $13.00 Taxes: $529.10

20201120-0137052

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2020

Notary Public

MY COMMISSION EXPIRES: May 03, 2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Classic Building Services LLC | SAME | 16205005900 |
| (NAME) | (NAME) | |
| 982 Needmore Road | | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Don Reynolds, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Classic Building Services LLC ,** 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:

Land in Davidson County, Tennessee, being Lot No. 146 on the plan of Southwood of record in Book 2663, Page 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald Reynolds, an unmarried man by deed dated February 27, 2004 from Tracy Gaylord and husband, Alton Embry of record in Instrument No. 20040323-0032486, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 377 Ash Grove Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 16th day of November, 2020.

Don Reynolds

State of Tennessee
County of Davidson

On this 16th day of November, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Don Reynolds, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 16th day of November, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2020

File No.: 20-FirstFederal

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN