WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

Karen Johnson Davidson County
Batch# 541883 DEEDWARR
12/23/2020 11:24:42 AM 2 pgs
Fees: $13.00 Taxes: $2,034.63

20201223-0152897

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Olivia Caroline Lee and Addison Jordan Pike	SAME	
(NAME)	(NAME)	**103-05-0A-012.00-CO**
112 Stoneway Close		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES FRANKLIN REYNOLDS AND HANNAH G. REYNOLDS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLIVIA CAROLINE LEE AND ADDISON JORDAN PIKE, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

That Certain Tract or Parcel of land in Davidson County, State of Tennessee, Described as follows, To Wit:

Land in Davidson County, Tennessee, Being Unit 5722B, Located on Lot No. 84 as shown Plat Book 7900, Page 199, Horizontal Property Regime Private Element Plat of Stoneway Close, which Amended Lots 85, 86, 87, 88 and 89 on the Plan of Hillwood Park of record in Book 3300, Page 28, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Franklin Reynolds and Hannah G. Reynolds, husband and wife by Warranty deed from James Franklin Reynolds, unmarried of record in Instrument No. 20160801-0078719 Register's Office for Davidson County, Tennessee, dated July 19, 2016 and recorded on August 01, 2016. Being the same property conveyed to James Franklin Reynolds, unmarried by Warranty deed from Daryl Henderson and wife, Karen Hobdy-Henderson of record in Instrument No. 20050727-0087400 Register's Office for Davidson County, Tennessee, dated July 22, 2005 and recorded on July 27, 2005.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 199 amending Plat Book 3300, Page 28, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7746, Page 265, amended in Book 8218, Page 539, Book 8306, Page 577 and Book 9177, Page 313, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3312, Page 104, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7886, Page 569, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 Stoneway Close, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st DAY OF DECEMBER, 2020.

James Franklin Reynolds

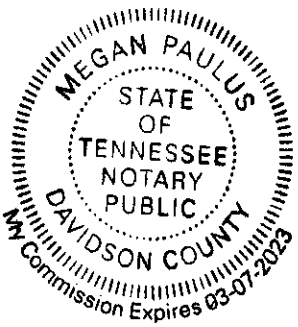
Hannah G. Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of December, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

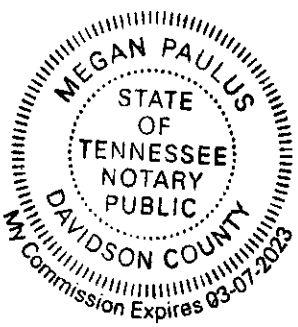


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of December, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
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Nashville, TN 37212