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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25674-07-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $149,900.00. Affiant Subscribed and sworn to before me this 28th day of July, 2006. Notary Public My Commission Expires: 5543 63

WARRANTY DEED

Address New Owner: Shannon Kathleen Hendricks 1160 Campbell Road Goodlettsville, TN 37072	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.033.06-0A Parcel No. 011.00-CO

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, **Robert E. Reedy, unmarried and Rita C. Alexander**, unmarried as joint tenants with rights of survivorship ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon Kathleen Hendricks, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1160 Campbell Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of July, 2006.

Robert E. Reedy

Rita C. Alexander

Davidson County DEEDWARR
Recvd: 07/26/06 12:44 2 pgs
Fees:13.00 Taxes:554.63
20060726-0090309

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert E. Reedy and Rita C. Alexander**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section One Echo Hill Estates, as of record in Plat Book 6900, page 634, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Robert E. Reedy and Rita C. Alexander, as joint tenants with rights of survivorship by Deed dated 9/12/2005 from Ronald L. Downing of record in Instrument No. 20050914-0110569, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Echo Hill Estates of record in Book 7489,m page 988, amended in Book 7699, page 949, and Book 8265, page 436, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Echo Hill Estates, of record in Book 7495, page 184, amended in Book 7699, page 949, Register's Office for Davidson County, Tennessee.