Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

Davidson County DEEDWARR
Recvd: 07/25/07 10:46 2 pgs
Fees:13.00 Taxes:995.30
20070725-0088147

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

P-07-1800

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Chaplin	Wells Fargo (NAME)	
1800 Woodland Farms Court	P.O. Box 5137	064-08-0A-102.00 CO
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Des Moines IA 50306-5137	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN REDING AND ROCHELLE REDING, HUSBAND AND WIFE
, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SUSAN D. CHAPLIN AND JAMIE D. CHAPLIN, WIFE AND HUSBAND, hereinafter called the Grantees, their heirs and assigns, that 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. 64 on the Plan of Section Three, Merritt Downs, Planned Unit Development, of record in Instrument No. 20040629-0076758, Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property convyed to Gladys A. Navas, an unmarried woman, by Warranty Deed from Beazer Homes, Corp., a Tennessee Corporation, of record in Instrument No. 20060316-0030722, Register's Office for Davidson County, Tennessee, dated March 10, 2006, and recorded March 16, 2006.

Appointment of Successor Trustee appointing Benjamin T. Jones as Co-Trustee, of record in Instrument No. 20070220-0020214, Register's Office for Davidson County, Tennessee, recorded February 20, 2007.

Said portion further conveyed to John and Rochelle Reding, by Trustee's Deed from Benjamin T. Jones, as Co-Trustee, of record as Instrument No. 20070327-0036703, in the Office for Davidson County, Tennessee, dated March 23, 2007, and recorded March 27, 2007.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1800 Woodland Farms Court, Hermitage, Tennessee 37076
(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 hand(s) this 20th day of July, 2007.

John Reding

Rochelle Reding

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 John Reding and Rochelle Reding, husband and wife the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of July, 2007.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800