File No. 291100258

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

MARY JAYNE MASTERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090081970 DEEDWARR
Recvd: 12/03/09 12:43 2 pgs
Fees:13.00 Taxes:493.95
20091203-0110886

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie M. Moore	Avenue Bank	108040A07300
(NAME)	(NAME)	
213 Fitzpatrick Place	111 10th Avenue South, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37203	
(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 considerations, the receipt of which is hereby acknowledged, **WE, John Reding and wife, Rochelle Reding**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Melanie M. Moore**,_____ hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 18 on the FIRST REVISION, VILLAGES OF LARCHWOOD, PHASE II, SECTION II, as shown by plat of record in Plat Book 9700, Page 627, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Reding and Rochelle Reding by Trustee'sDeed dated August 12, 2009, from Shellie Wallace, as Successor Trustee and filed for record on August 21, 2009, in Instrument No. 20090821-0078831, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 627, Register's Office of said County.

Water Line Easement as shown of record in Book 4255, Page 362, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Book 6592, Page 366, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10715, Page 160, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Book 6435, Page 189 and Book 10715, Page 162 and Book 10940, Page 499, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 213 Fitzpatrick Place, Nashville, TN 37214
(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 GRANTEE(S), HER 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), HER 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 1st day of December, 2009.

John Reding

Rochelle Reding

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John Reding and Rochelle Reding the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of December, 2009.

Commission expires: 6-5-12

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 291100258

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122