THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 202** **Brentwood, TN 37027** **CRT File No. 09112258** BILL GARRETT, Davidson County Trans:T20090086062 DEEDWARR Recvd: 12/22/09 10:50 2 pgs Fees:13.00 Taxes:551.30 20091222-0116373	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $149,000.00 Affiant Subscribed and sworn to before me, this 18th day of December, 2009. Carol A. Clawson Notary Public My Commission Expires: 3-20-10 CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

WARRANTY DEED

Address New Owner: Curt Redding and Cari Ann Redding 2828 Rader Ridge Ct Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 149100A01700CO

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, **Kingsley L. Malcolm, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Curt Redding and Cari Ann Redding, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 17, PLAN OF PEBBLE TRAIL VILLAS PUD, as shown on plat of record in Plat Book 9700, Pages 721 and 722, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Kingsley L. Malcolm, a married man by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 8th day of April, 2004 in Instrument No. 20040408-0040250, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF PEBBLE TRAIL VILLAS PUD, as recorded in Plat Book 9700, Page(s) 721 and 722, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as recorded in Book 11084, Page 589 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 2828 Rader Ridge Ct Antioch TN 37013

Jacqueline G. Malcolm, wife of Kingsley L. Malcolm, joins in this conveyance to convey any and all interest in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 18th day of December, 2009.

Kingsley L. Malcolm

Jacqueline G. Malcolm

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kingsley L. Malcolm and Jacqueline G. Malcolm, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2009.

Notary Public

My Commission Expires: _____

My Commission Expires
April 17, 2010

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067