Return to: File Box 9-B
First Title and Escrow Co.
ftec file #29363

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00.

Affiant

Subscribed and sworn to me on February 15, 2010.

NOTARY PUBLIC

My Commission Expires: My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans: T20100009977 DEEDWARR
Recvd: 02/19/10 10:11 2 pgs
Fees: 13.00 Taxes: 888.00
20100219-0012748

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James B. and Mindy W. Reese 7064 Northridge Drive Nashville, TN 37221	Tennessee Bank & Trust 330 Mayfield Dr. Franklin, TN 37067	142-13-0B-229.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROCHFORD REALTY AND CONSTRUCTION CO., INC., a Tennessee corporation**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JAMES B. REESE and wife, MINDY W. REESE,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 232 on the Plan of First Revision, Riverside, Phase 7, as of record in Instrument No. 20081002-0100223, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and description.

Being a part of the same property conveyed to Rochford Realty and Construction Co., Inc. by deed dated December 22, 1986 from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr. and Mary Handly Bear of record in Book 7103, Page 48, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, 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); and
3. Restrictive Covenants contained in the instruments of record in Book 7185, Page 619; Book 7405, Page 780; Instrument No. 20040419-00446162, Instrument No. 20091124-0108147 and Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee; and
4. Dedication of common area to Riverside Homeowner's Association, Inc. of record in Instrument No. 20040608-0067842 and Instrument No. 20040608-0067844, said Register's Office; and
5. Charter of the Homeowner's Association of record in Book 7829, Page 703, said Register's Office; and
6. All matters shown on the Plan of record in Instrument No. 20081002-0100223, said Register's Office; and
7. Easement for Ingress and Egress of record in Book 7103, Page 48, said Register's Office; and
8. Easement for drainage of record in Book 7574, Page 645, said Register's Office; and
9. Greenway Easement of record in Instrument No. 20041019-0125877, said Register's Office; and
10. Easement for Harpeth Valley Utility District in Book 6970, Pages 275, 278 and 281; Book 7803, Page 642 and Book 10482, Page 708, said Register's Office; and

11. Easement for Metro Government of Nashville in Book 6972, Page 45, said Register's Office; and
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7064 Northridge Drive, Nashville, Tennessee 37221.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on February 15, 2010.

Rochford Realty and Construction Co., Inc.,
a Tennessee corporation

By: _____
James G. Morrissey
Its: Vice President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared James G. Morrissey, an authorized representative and Vice President of Rochford Realty and Construction Co., Inc. a Tennessee Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative and V.P. of Rochford Realty and Construction Co., Inc., a Tennessee Corporation, the within named bargainor, and that he as such authorized representative and V.P. of Rochford Realty and Construction Co., Inc., a Tennessee Corporation, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as authorized representative and V.P. of Rochford Realty and Construction Co., Inc., a Tennessee Corporation.

Witness my hand and official seal on February 15, 2010.

_____
NOTARY PUBLIC

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires
August 23, 2011