File No. 210080584

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100081385 DEEDWARR
Recvd: 12/28/10 13:28 2 pgs
Fees:13.00 Taxes:518.00
20101228-0102851

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/15/11
(AFFIX SEAL)

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

Parthenon Title Agency
109 Kenner Ave., Ste.100-B
Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Graves	SurePoint Lending abn First Residential Mortgage	Map 10901002900
(NAME) 104 Needles Court	(NAME) 9721 Ormsby Station Road	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Louisville, KY 40223	
(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 **Joseph Graves and Taylor Graves, husband and wife,** hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 125 on the Plan of SECTION TWO, LARCHWOOD, as shown by plat of record in Plat Book 5200, Pages 57-59, 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 Substitute Trustee's Deed dated February 18, 2010, from MCC TN, LLC, as Substitute Trustee and filed for record on February 23, 2010, in Instrument No. 20100223-0013672, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 5200, Pages 57-59, Register's Office of said County.

Easements as shown of record in Book 5626, Pages 823 & 833 and Book 5728, Pages 449, 453 & 472, Register's Office for said County.

Restrictive Covenants of record in Book 5479, Page 443, Book 5681, Page 532, Book 5688, Page 696 and Book 6011, Page 130, 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 104 Needles Court, 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), THEIR 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), 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 hands this 23rd day of December, 2010.

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 wife, 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 23rd day of December, 2010.

Commission expires: 9/2/2013

Notary Public

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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