WARRANTY DEED

G-VRES-11-773

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George R. Reed	George R. Reed	
149 S. Rosco Boulevard (ADDRESS)	(NAME) 149 S. Rosco Boulevard (ADDRESS)	
Ponte Vedra, FL 32082 (CITY) (STATE) (ZIP)	Ponte Vedra, FL 32082 (CITY) (STATE) (ZIP)	172-3-B-32.00 CO

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 ANDREAS T. RITCHIE AND NICOLA K. RITCHIE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE R. REED AND LOREE REED, hereinafter called the Grantee(s), 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 32, THE WOODLANDS, PHASE 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 635, 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 ANDREAS T. RITCHIE AND WIFE, NICOLA K. RITCHIE BY WARRANTY DEED FROM RICHTER DIAL BUILDERS, INC., RECORDED ON THE 21ST DAY OF MARCH, 1994 IN BOOK 9284, PAGE 569, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS OF RECORD IN PLAT BOOK 6900, PAGE 635 AND PUD BOUNDARY PLT OF RECORD IN BOOK 6900, PAGE 497; RESTRICTIONS OF RECORD IN BOOK 7334, PAGE 109, BOOK 7408, PGE 250 AMENDED IN BOOK 7516, PAGE 37, BOOK 8464, PAGE 463, BOOK 8622, PAGE 390, BOOK 8634, PAGE 224 RE-RECORDED IN BOOK 8643, PAGE 675; CHARTER OF RECORD IN BOOK 8454, PAGE 246; DEED OF CONVEYANCE IN BOOK 8541, PAGE 225, BOOK 8541, PAGE 230, BOOK 8541, PAGE 235; STORM WATER DETENTION AGREEMENT IN BOOK 7336, PAGE 3; QUITCLAIM DEED FOR COMMON AREA IN BOOK 8472, PAGE 310 AND ANY AND ALL OTHER EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 773 East Woodlands Trail, Nashville, Tennessee 37211
(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.

BILL GARRETT, Davidson County
Trans:T20110023427 DEEDWARR
Recvd: 04/20/11 15:46 2 pgs
Fees:13.00 Taxes:684.50
20110420-0030608

Witness my/our hand(s) this 15th day of April, 2011.

Andreas T. Ritchie by Carolyn Adcock, Attorney in Fact

Andreas T. Ritchie by Carolyn Adcock,
Attorney in Fact

Nicola K. Ritchie by Carolyn Adcock, Attorney in Fact

Nicola K. Ritchie by Carolyn Adcock,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of April, 2011, before me personally appeared Carolyn Adcock to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Andreas T. Ritchie and Nicola K. Ritchie and who acknowledged she executed the same as the free act and deed of the said Andreas T. Ritchie and Nicola K. Ritchie.

Witness my hand and official seal, this the 15th day of April, 2011.

Notary Public

My Commission Expires: 10.16.11

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
LAURA D. PERRY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903