**WARRANTY DEED**

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **March, 2012**

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Albert E. Reidenbach | First Bank | 075120A01800CO |
| (NAME) | (NAME) | |
| 216 Scotts Creek Trail | 1008 Meb Court | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Mount Juliet, TN, 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jason Earles and Cindy Earles**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Albert E. Reidenbach, and Helen Mae Reidenbach**, husband and wife hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Revised Cedar Creek, Phase One, of record in Plat Book 6900, page 848, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason Earles and wife, Cindy Earles, by Deed from Stephen L. Perry and wife, Lisa D. Pope Perry, dated June 30, 1995 and filed on July 6, 1995 in Book 9723, page 457, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 216 Scotts Creek Trail, Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20120024393 DEEDWARR
Recvd: 04/04/12 09:54 2 pgs
Fees:13.00 Taxes:406.63
20120404-0028524

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 heirs and assigns forever; and we do covenant with the said Grantees that we are 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 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 Grantees, 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 our hands this **30th** day of **March, 2012**

Jason Earles

Cindy Earles

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Jason Earles and Cindy Earles**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **March, 2012**

Notary Public

My commission expires: 11-3-15

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