**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20120036413 DEEDWARR
Recvd: 05/17/12 13:06 2 pgs
Fees:13.00 Taxes:813.63

20120517-0042859

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of ,

Notary Public

MY COMMISSION EXPIRES: 7-3-2012 (AFFIX SEAL)

VALERIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Emily Redding and Lawrence M. Redding | First Bank | 173090B12900CO |
| (NAME) | (NAME) | |
| 2716 Amber Crest Court | 3500 Blue Lake Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Birmingham AL 35243 | |
| (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, **Tom Hockensmith and Candace Hockensmith**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Redding and Lawrence M. Redding**, wife and husband, 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. 334 on the Plan of Barnes Cove, Phase 3, Section 1, of record in Instrument Number 20060113-0005373, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tom Hockensmith and Candace Hockensmith, husband and wife by Warranty Deed from Sean Holt, a single person, dated September 2, 2009 and filed on September 8, 2009 in Instrument Number 20090908-0084023, 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 2716 Amber Crest Court, Antioch, TN 37013

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 16th day of **May, 2012,**

**Tom Hockensmith**

**Candace Hockensmith**

STATE OF TENNESSEE
COUNTY OFDAVIDSON

Personally appeared before me, the undersigned authority, **Tom Hockensmith and Candace Hockensmith**, 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 16th day of **May, 2012,**

VALERIE CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public Valerie Cantrell

My commission expires: 7-3-2012