WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-9-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josh ~~Joshua~~ Madden	SunTrust Mortgage, Inc.	108-15-0A-022.00
(NAME)	(NAME)	
228 Woodmaker Court	901 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120073074 DEEDWARR
Recvd: 09/27/12 13:29 2 pgs
Fees:13.00 Taxes:536.50

20120927-0088103

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 GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joshua Madden, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 22, on the Plan of PERCY PRIEST WOODS SUBDIVISION, Revision of Cheswicke Park P.U.D., as shown by plat appearing of record in Plat Book 9700, Page 384, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to John Reding and wife, Rochelle Reding by QuitClaim Deed dated February 13, 2012, from Daryl Spicer and filed for record on February 14, 2012, in Instrument No. 20120214-0012813, Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 384, Register's Office of said County.
All matters as set forth on the Boundary plat of record in Plat Book 6900, Page 577, Register's Office of said County.
Restrictive Covenants of record in Book 10420, Page 228 and Amendment in Book 11044, Page 988, Register's Office of said County.
All matters as set out in document including but not limited to an Easement as shown of record in Book 6071, Page 482 and Book 10099, Page 611, Register's Office for said County.
Grant of Easement of record in Book 6071, Page 491, Register's Office of said County.
Deed of Conveyance for Easement of record in Book 6147, Pages 886 & 893 and Book 11201, Pages 729 & 748, 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 228 Woodmaker 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/or 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/or 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 20th day of September, 2012.

John Reding by Rochelle Reding his attorney-in-fact

John Reding by Rochelle Reding
his attorney-in-fact

Rochelle 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 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 and Official seal this 20th day of September, 2012.

Dana Loggins

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Rochelle Reding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of John Reding, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120927-0088102, Register's Office of Davidson County, Tennessee.
Witness my hand and official seal this 20th day of September, 2012.

Dana Loggins

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122