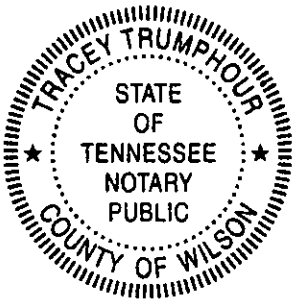
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Christopher J. Cherry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2013.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(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
Christopher J. Cherry	Pinnacle Bank	052-08-0A-164.00CO
(NAME)	(NAME)	
1609 Wynnhaven Court	150 Third Avenue S. Ste 900	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130002235 DEEDWARR
Recvd: 01/09/13 09:06 2 pgs
Fees:13.00 Taxes:403.30
20130109-0002675

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 Rochelle Reding, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Christopher J. Cherry and Brandie Cherry, Husband and Wife**, 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. 164, on the Plan of Phase One, Section Two, HERON WALK, as shown by plat appearing of record in Plat Book 9700, Page 386, 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 Rochelle Reding, Husband and Wife by Special Warranty Deed dated June 1, 2012, from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificate Series 2006-8, and filed for record on July 20, 2012, in Instrument No. 20120720-0063894, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 386, Register's Office of said County.

Restrictive Covenants of record in Book 10095, Page 464, 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 3641, Page 253, Register's Office for said County.

By-Laws of record in Book 10170, Page 124, Register's Office for Davidson County, Tennessee.

Charter of the Homeowner's Association of record in Book 10125, Page 449, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1609 Wynnhaven Court, Madison, TN 37115
(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 8th day of January, 2013.

John Reding

Rochelle Reding

State of Tennessee
County of Wilson

Personally appeared before me John Reding and Rochelle Reding, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of January, 2013.

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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