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Fees:13.00 Taxes:1661.30
20130222-0018149

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Coreen Newsome
Affiant

Subscribed and sworn to before me this 20TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-19-14

(AFFIX SEAL)

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn R. Houser, an unmarried person	Avenue Bank (NAME)	01600022900
2593 Crocker Springs Road (ADDRESS)	3823 Cleghorn Avenue (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Christopher Edward Reddick and wife, Kelli Jennette Reddick, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shawn R. Houser, an unmarried person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 7A ON AN UNRECORDED SURVEY OF WILLIAM AND PATTY FRENSLEY PROPERTY, BY RAY C. COLE, SURVEYOR, NO. 924, DATED DECEMBER 5, 1988; AND DESCRIBED ACCORDING TO A SURVEY MADE BY CAMPBELL SURVEYING CO., INC. DATED 12/03/93, LICENSE NO. 665, WHOSE ADDRESS IS 2424 21ST AVE. S., SUITE 201, NASHVILLE, TN 37212, AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT THE MOST NORTHWEST CORNER OF TRACT NO. 7 AS DESCRIBED IN DEED TO WILLIAM FRENSLEY AND WIFE, PATRICIA FRENSLEY OF RECORD IN BOOK 7709, PAGE 337, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE LINE OF H. W. NEWLIN, SOUTH 43 DEGREES 37 MINUTES 27 SECONDS WEST 320.71 FEET TO AN EXISTING IRON PIN; THENCE ALONG A 50 FOOT ROW ACCESS EASEMENT SOUTH 42 DEGREES 33 MINUTES 48 SECONDS EAST 64.32 FEET; THENCE CONTINUING ALONG THE LINE OF SAID ACCESS EASEMENT SOUTH 20 DEGREES 41 MINUTES 56 SECONDS EAST 132.13 FEET TO THE POINT OF BEGINNING, NORTH 44 DEGREES 16 MINUTES 38 SECONDS EAST 192.30 FEET TO AN IRON PIN SET; THENCE SOUTH 77 DEGREES 43 MINUTES 22 SECONDS EAST 240.00 FEET TO A POINT; THENCE SOUTH 53 DEGREES 02 MINUTES 35 SECONDS EAST 675.53 FEET TO AN IRON PIN SET ON THE LINE OF SAID ACCESS EASEMENT; THENCE CONTINUING ALONG THE LINE SAID ACCESS EASEMENT FOR THE NEXT FIVE CALLS: NORTH 83 DEGREES 00 MINUTES 23 SECONDS WEST 149.78 FEET; THENCE NORTH 83 DEGREES 19 MINUTES 59 SECONDS WEST 209.06 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 18 SECONDS WEST 380.97 FEET TO A POINT; THENCE NORTH 47 DEGREES 48 MINUTES 26 SECONDS WEST 126.00 FEET TO A POINT; THENCE NORTH 20 DEGREES 41 MINUTES 56 SECONDS WEST 218.57 FEET TO THE POINT OF BEGINNING, CONTAINING 5.05 ACRES, MORE OR LESS. TOGETHER WITH AN EASEMENT OF RECORD IN BOOK 7604, PAGE 194, AS SHOWN ON ATTACHED "EXHIBIT B".

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER EDWARD REDDICK AND WIFE, KELLI JENNETTE REDDICK BY DEED FROM CATES CONSTRUCTION CO., OF RECORD IN BOOK 9178, PAGE 465, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 2593 Crocker Springs Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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, 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 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 my/our hand(s) this 20th day of February, 2013.

Christopher Edward Reddick

Kelli Jennette Reddick

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Edward Reddick and wife, Kelli Jennette Reddick, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of February, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Ste. 202
Franklin, TN 37067