WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130082170 DEEDWARR
Recvd: 09/23/13 12:34 2 pgs
Fees:13.00 Taxes:609.76
20130923-0099794

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,800.00

nMcKinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2013.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-17

(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
Tuyen Ta	Tuyen Ta	018120A02500CO
(NAME)	(NAME)	
112 Mavella Court	112 Mavella Court	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Tuyen Ta and Ngan Nguyen, 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 Lot Number 25 on the plan of Emerald Cove, of record in Plat Book 6900, Pages 629, 630, and 631, and amended in Book 9112, Page 29, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to John Reding and wife, Rochelle Reding by Quitclaim Deed form Jim Deatrick, dated May 20, 2013 and filed in Instrument Number 20130520-0050858, said Register's Office.

All matters as set forth on the plat of record in Plat Book 6900, page 629; Book 6900, page 630 and Book 6900, page 631, Register's Office for said County.
Restrictive Covenants of record in Book 7511, Page 581, Register's Office for said County.
Easements filed in Book 4956, page 181 and Book 7653, page 282, said Register's Office.

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 112 Mavella Court, Goodlettsville, TN 37072
(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, 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 20th day of September, 2013.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

Return To: 1300
Allegiance Title of TN, LLC

278 Doug Warpoole Road

Suite 317

Smyrna, TN 37167