WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091617 DEEDWARR
Recvd: 10/27/15 15:58 2 pgs
Fees:13.00 Taxes:1461.50
20151027-0109432

R-VRES-15-4400-231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deborah Schmidt McCachern	**Guaranty Trust Company**	
(NAME)	(NAME)	**131-03C-231.00CO**
4400 Belmont Park Terrace #231	**316 Robert Rose Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THE DEBORAH G. REITINGER LIVING TRUST U/A/D AUGUST 7, 2002,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEBORAH SCHMIDT MCCACHERN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 231 on the Plan of Section Nine, Arden Place, of record in Plat Book 5210, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deborah G. Reitinger, Trustee of the Deborah G. Reitinger Living Trust U/A/D August 7, 2002 by Warranty deed from Ruth W. Yates formerly known as Ruth L. Burch, unmarried of record in Instrument No. 20041005-0120082 Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 05, 2004.

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 73, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4754, Page 455, supplemented in Book 4819, page 564; Book 4916, page 277; Book 5019, page 942; Book 5091, page 66; Book 5129, page 120; Book 5163, page 384; Book 5231, page 375; Book 5351, page 592; book 5514, page 636, Instrument No. 20070816-0098235 and amended in Instrument No. 20140801-0069316, Register's Office for Davidson County, Tennessee.
- By-Laws and Restrictive Covenants of record in Book 4628, Page 473, in the Register's Office for Davidson County, Tennessee.
- Charter of Arden Place Homeowner's Association of record in Book 4749, Page 634, in the Register's Office for Davidson County, Tennessee.
- Declaration of boundary line of record in Book 8813, Page 398, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4400 Belmont Park Terrace #231 , Nashville, Tennessee 37215**.

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 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 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 the 23rd DAY OF OCTOBER, 2015.

The Deborah G. Reitinger Living Trust U/A/D August 7, 2002

BY: _____
Deborah G. Reitinger
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH G. REITINGER, TRUSTEE of THE DEBORAH G. REITINGER LIVING TRUST U/A/D AUGUST 7, 2002, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 23rd of October, 2015.

_____
Notary Public
My Commission Expires: 03/08/2016
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212