BILL GARRETT, Davidson County
Trans:T20160001692 DEEDWARR
Recvd: 01/07/16 16:15 2 pgs
Fees:13.00 Taxes:295.63
20160107-0001834

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-1002HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00.

Kristen Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of January, 2016.

Notary Public
Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Randal Scott Morrow, Trustee 1055 Pine St, Apt 139 Nashville, TN 37203	New Owner	034-07-0-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sarah E. Reding, Trustee of the Paul W. Reding and Sarah E. Reding Revocable Living Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randal Scott Morrow, Trustee of the Randal Scott Morrow Revocable Trust dated June 18, 2013

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 No. 117 on the plan of Shepherd Hills, Section III, of record in Book 2900, Page 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 110 feet on the southerly side of Paula Drive and extends back 375.5 feet on the easterly line and 265 feet on the westerly line to a dead line, which is a broken line, measuring 248.6 feet.

BEING the same property conveyed to Paul W. Reding and Sarah E. Reding, Trustees, for the benefit of Paul W. Reding and Sarah E. Reding, tenants in common under the terms of The Paul W. Reding and Sarah E. Reding Revocable Living Trust, by Quitclaim Deed from Paul W. Reding and wife, Sarah E. Reding, dated 4/14/00 and recorded 4/17/00 in Instrument No. 20000417-0038109; and being the same property previously conveyed to Paul Reding by Quitclaim Deed from Paul Reding and former wife, Hallie Reding, through H. Philip Sadler, trustee, dated 6/15/67 and recorded 6/15/67 in Book 4141, Page 678; and being the same property previously conveyed to Paul Reding and wife, Hallie Reding, by Warranty Deed from A.J. Coleman and wife, Edith Coleman, dated 12/8/61 and recorded 12/8/61 in Book 3313, Page 433, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (4) Easement of record in Book 5642, Page 265, said Register's office; (5) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5642, Page 268, said Register's Office.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 0 Paula Drive, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of January, 2016.

Sarah E. Reding, Trustee of the Paul W. Reding and
Sarah E. Reding Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sarah E. Reding, Trustee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who proved herself to the Trustee of the Paul W. Reding and Sarah E. Reding Revocable Living Trust, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of January, 2016.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY