WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160012407 DEEDWARR
Recvd: 02/16/16 10:51 2 pgs
Fees:13.00 Taxes:1406.00

20160216-0014205

B-FSBO-16-2352-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Daniel Rediger and Rachelle Rediger	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	
2352 Forest Lake Dr	**9780 S Meridian Blvd**	**180-04-0A-167.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Englewood, CO 80112-5910**	
(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 **LEE ANN DEKKER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIEL REDIGER AND RACHELLE REDIGER, HUSBAND AND WIFE,** 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 Lot No. 94 on the Plan of Section Five, Highland Creek, RS 10 Clister Lot Subdivision of record in Plat at Instrument No. 20040915-0111296, 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 Lee Ann Dekker by Warranty deed from Duan H. Coqui and wife, Hester C. Coqui of record in Instrument No. 20120203-0009807 Register's Office for Davidson County, Tennessee, dated January 31, 2012 and recorded on February 03, 2012. Ted Dekker, spouse of the within named Grantor joins in the conveyance of this instrument for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20040915-0111296, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11568, Page 311 and Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 11568, Page 301, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for Open Space of record in Instrument Number 20031014-0151693, Instrument No. 20041229-0153516 and Instrument No. 20080813-0083149, the Register's Office for Davidson County, Tennessee.
- Maintenance Easement Agreement of record in Instrument Number 200006220062243, 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: **2352 Forest Lake Dr , Nashville, Tennessee 37211**.

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 11th DAY OF FEBRUARY, 2016.

Lee Ann Dekker

Ted Dekker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE ANN DEKKER AND TED DEKKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of February, 2016.

Notary Public
My Commission Expires: 3-6-19
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2019

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