THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612400**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $188,500.00 Affiant Subscribed and sworn to before me, this 28th day of July, 2017. Notary Public My Commission Expires: 9/4/19

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 08/01/17 12:38 3 pgs
Fees:18.00 Taxes:697.45
20170801-0078004

WARRANTY DEED

Address New Owner: Rochelle S. Reding and John H. Reding 500 ALBANY DRIVE Hermitage TN 37076-1420	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 075-03-054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah Hickerson, Executrix of the Estate of Stella Otisine Labar** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rochelle S. Reding and John H. Reding, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of TULIP GROVE SUBDIVISION, SECTION 3, as of record in Plat Book 3700, Page 146, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Otisine H. Labar by Warranty Deed from James M. Hackett as Devisee Under the Will of Lula Mai Mundy, Deceased; James Loyd Roberts and Betty Lou Hackett as Co-Executors of the Estate of Lula Mai Mundy and as Devisees Under the Will of the said Lula Mai Mundy, recorded on the 31st day of March, 2000 in Instrument No. 200003310032397, in the Register's Office of Davidson County, Tennessee.

Otisine Labar having died April 9th, 2017 in Davidson County, Tennessee. Last Will and Testament of Otisine Labar of record in Probate Docket No. 17P756 in the Circuit Court of Davidson County, Tennessee. Letters of Testamentary signed on May 18th, 2017 by Richard R. Rooker, Clerk, appointing Deborah Hickerson the Executrix of the estate of Otisine Labar and therefore empowering her to convey said property above. The Last Will and Testament of Otisine Labar specifically empowers the Executrix to sell real property.

Otisine Labar, Stella Otisine Labar, and Otisine H. Labar being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TULIP GROVE SUBDIVISION, SECTION 3, as recorded in Plat Book 3700, Page(s) 146.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4181, Page 95.

This is improved property located at 500 ALBANY DRIVE Hermitage, TN 37076-1420.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2017.

Deborah Hickerson, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Hickerson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Executrix of The Estate of Otisine Labar, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of July, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

