WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/03 13:46 2pgs
Fees:13.00 Taxes:1590.63

20031104-0161736

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$429,000.00~~ $429,900.00 JMC

Jennifer McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31, DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/23/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott R. Redlinger	AmSouth Bank	
(NAME) 233 Leonard Ave.	(NAME) 2050 Parkway Office Circle	104-13-69
(ADDRESS) Nashville, TN	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032479

For and 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, **we, Charles J. Biederman and wife, Anna N. Biederman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Scott R. Redlinger and Nancy L. Raines**, 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 the southerly one-half of Lot 56 on the Plan of Bransford Realty Company's Subdivision of certain lots in Whitland Realty Company's Subdivision of record in Book 547, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of said lot fronts 50 feet on the westerly margin of Leonard Avenue and extends back 200 feet between parallel lines to a dead line.

Being the same property conveyed to Charles J. Biederman and Anna N. Biederman, as tenants by the entireties, by deed from Melissa Mitchell Kurtz, unmarried and recorded in Book 11756, page 87, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 233 Leonard Ave., Nashville, TN 37205

(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 GRANTEES, their heirs and assigns forever; and we do 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to Taxes for 2004, and subsequent years; all matters appearing on the Plan of record in Book 547, page 53, Register's Office for Davidson County, Tennessee; and reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 31st day of October, 2003..

Charles J. Biederman

Anna N. Biederman, by Charles J. Biederman, her Attoreny-in-fact

Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Charles J.Biederman, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Franklin, Tennessee this 31st day of October, 2003.

Commission expires:

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007

Notary Public

State of Tennessee
County of Williamson

Before me the, the undersigned, of the State and County aforesaid, personally appeared Charles J. Biederman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-fact for Anna J. Biederman the within named bargainor, and that he as such Attorney-in-fact executed the foregoing instrument for the purpose therein contained, by signing the name of Anna N. Biederamn, by Charles J. Biederman, as Attorney-in-fact.

Witness my hand and seal, this 31st day of October, 2003.

Notary Public

My Commission Expires: _____

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007