File No. 40290

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,900.00

Kenneth G Redden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 11-27-04

Davidson County DEEDWARR
Recvd: 04/21/04 11:23 2pgs
Fees:13.00 Taxes:291.93
20040421-0045225

MIGNON SWELSER NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE My Commission Expires Nov. 27, 2007

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth G. Redden	Bank of America, N.A.	051-10-0-B 072.00 CO
(NAME)	(NAME)	
219 Ellington Place	900 W. Trade Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Joyce D. Heer (formerly known as Joyce D. Redding), a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth G. Redden and wife, Betty P. Redden, 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 Unit No. 219, a Horizontal Property Regime, which is located on the plan of Ellington Place Condominiums, according to Exhibit "A" on the Master Deed of record in Book 6984, Page 84, in the Register's Office of Davidson County, Tennessee, and being part of the land shown on the subdivision plat of Ellington Place Condominiums more particularly described in Plat Book 6250, Page 829, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James C. Redding, Sr. and wife, Joyce D. Redding by deed from James M. Wood, unmarried, of record in Book 10595, page 778, Register's Office, Davidson County, Tennessee, and further conveyed to Joyce D. Redding by Quitclaim Deed from James C. Redding, Sr. of record in Instrument # 20000731-0075205, Register's Office for Davidson County, Tennessee.

Joyce D. Redding and Joyce D. Heer being one and the same person.

unimproved ☐

This is improved ☒ property, known as 219 Ellington Place, Madison, TN 37115
(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, 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 hand this 19th day of April, 2004.

Joyce D Heer
Joyce D. Heer

File No. 40290
STATE OF TENNESSEE

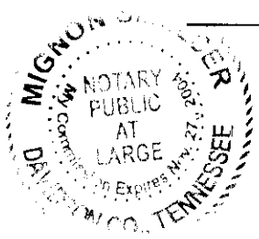
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 19th day of April, 2004.

Commission expires:

11-27-04



Notary Public