File No. [redacted]0358

WARRANTY DEED

Return to:
Hallmark Title Company
1000 Northchase Drive, Suite 100
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ / Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$75,000.00~~ $77,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-28-06

(AFFIX SEAL)

DEBORAH A. RAND NOTARY PUBLIC AT LARGE My Commission Exp. DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/19/05 15:19 2 pgs
Fees:13.00 Taxes:286.38
20050719-0083979

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Rediker	American Home Mortgage	Map 52-2 Parcel 188
(NAME)	(NAME)	
721 Neely's Bend Road	520 Broadhollow Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Melville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Patsy C. Brake, unmarried,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Rediker, an unmarried man,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

the northerly part of
Being Lot No. 29 of Block A on the Revised Map of RAINBOW TERRACE SUBDIVISION, as of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said lot fronts 50 feet on the northerly side of Neely's Bend Road, as widened by instrument of record in Book 1762, page 27, Register's Office and runs back between parallel lines, 193 feet more or less to a dead line.

Being the same property conveyed to Robert H. Brake and wife, Patsy C. Brake by Quitclaim deed from Kenneth Johnson, Trustee of record in Deed Book 8850, page 61, Register's Office for said County. The said Robert H. Brake is now deceased, leaving Patsy C. Brake as the surviving tenant by the entirety. (See also deeds of record in Book 4069, page 571 & Book 6055, page 350) This conveyance is subject to all matters as set forth per Plat Book 1130, Page 85, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 721 Neely's Bend Road, 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 GRANTEE(S), HIS 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), HIS 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 14th day of July, 2005.

Patsy C. Brake

Patsy C. Brake

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patsy C. Brake, unmarried, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of July, 2005.

Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY KIMLIE PERRY

Notary Public

EXPIRATION DATE: 10-12-08

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