(1)

Box 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090047359 DEEDWARR
Recvd: 07/14/09 14:46 1 pgs
Fees:13.00 Taxes:1054.50
20090714-0065936

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CAROLYN R. BULLION NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carolyn R. Bullion
My Commission Expires
December 28, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas B.Redens	SunTrust Mortgage, Inc.	**103-6-250**
(NAME)	(NAME)	
424 Alden Court	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Richmond, VA 23224	
(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, **Karen T. Schwartz, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas B. Redens, unmarried**, 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:

Being Lot No. 5 on the Plan of Resubdivision Reserved Parcel "A" Brookside Courts Addition No. 2 of record in Plat Book 5210, page 190, Register's office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Karen T. Schwartz, an unmarried woman by deed dated July 15, 2005 from Justin C. Grindley and wife, Erica White-Grindley, of record in Instrument No. 20050721-0084653, said Register's office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **424 Alden Court, Nashville, TN 37209**

(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 13th day of July, 2009.

Karen T. Schwartz

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 Karen T. Schwartz, an unmarried woman, the bargainor, 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 at Nashville, Tennessee this 13TH DAY OF JULY, 2009.

Commission expires: 3-4-13

LAURA S. RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public