PICK-UP

BILL GARRETT, Davidson County
Trans:T20110022585 DEEDWARRSP
Recvd: 04/18/11 09:39 4 pgs
Fees:22.00 Taxes:0.00
20110418-0029555

THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Attorney at Law
P.O. Box 608
Pleasant View, TN 37146
(615) 746-8911

Name and Address of New Owners:

Daniel J. Rediker and
Jimmy C. Rediker, II
1148 Triangle Road
Ashland City, Tennessee 37015

Persons Responsible for Taxes:

Same

M/P No.: ~~0000-4250-0000415~~
MAP. 14 PAR. 20

EXECUTORS SPECIAL WARRANTY DEED

For and in consideration of the sum of **TEN ($10.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Daniel J. Rediker, Executor of the Estate of Patricia Ann Rediker**, the GRANTOR, does hereby bargain, sell, remise and release, and by these presents does hereby transfer and convey unto **Daniel J. Rediker, a married person,** and **Jimmy C. Rediker, II, a married person, as tenants in common,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land located in the 14th Civil District (formerly 24th District) of Davidson County, Tennessee, and described as follows:

BEING Lot No. 26 on the Plat showing Highland Heights Subdivision, not of record, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, as follows:

BEGINNING on the Easterly margin of Harper Road, at a point 879.5 feet North of the Center Line of Highway No. 112; being the corner of Lots No. 26 and 27; thence with the line between said two lots, north 89° East 435 feet; thence North 2° 13' West 100 feet to the Southeast corner of the property conveyed to Buford Biggs and wife, Pearl S. Biggs, by deed from Thomas Lewis, Jr. and wife, as of record in Book 3180, Page 633, said Register's Office; thence with the Southerly line of said Biggs property, South 89° west 435 feet to the Easterly margin of Harper Road; thence with said Road, southwardly 100 feet to the beginning.

BEING the same property conveyed to Jimmy C. Rediker and wife Patricia A. Rediker by deed from Buford Biggs and wife, Pearl S. Biggs, of record in Book 4250, Page 413 in the Register's Office for Davidson County, Tennessee.

The **GRANTOR** hereby states that **Jimmy C. Rediker and Patricia A. Rediker** died testate in Davidson County, Tennessee, on February 28, 2009, **Jimmy C. Rediker** having predeceased **Patricia A. Rediker**. **Jimmy C. Rediker's** Estate was admitted to Probate under Davidson County Docket No. 09P-411. **Patricia A. Rediker's** Estate was admitted to Probate under Davidson County Docket No. 09P-412.

This conveyance is subject to: 1) Taxes for 2011 and subsequent which have been assumed by Grantees; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

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.

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

THIS DEED IS A DEED TO IMPLEMENT A TESTAMENTARY DEVICE.

Witness my hand this 6TH day of April, 2011.

GRANTOR:

THE ESTATE OF PATRICIA A. REDIKER

The Estate of Patricia A. Rediker

By: , EXECUTOR

Daniel J. Rediker, Executor

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, M. Kevin Heffelman, a Notary Public of said County and State, **Daniel J. Rediker, Executor of the Estate of Patricia Ann Rediker,** with whom I am personally acquainted and who acknowledged himself to be the Executor of the Estate of **Patricia Ann Rediker**, the within named bargainor, and that he as such Executor, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of **The Estate of Patricia Ann Rediker**, by himself as Executor.



NOTARY PUBLIC
My Commission Expires: July 29, 2006.

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is –EXEMPT- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Daniel J. Rediker
Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 6th day of April, 2011, before me, M. Kevin Heffelman, personally appeared **Daniel J. Rediker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he executed the same as his free act and deed.



NOTARY PUBLIC
My Commission Expires: September 29, 2014