WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110037466 DEEDWARR
Recvd: 06/22/11 14:25 2 pgs
Fees:13.00 Taxes:462.21
20110622-0047986

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,921.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/8/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey A. Eggleston and Kathryn R. Eggleston	New Owner	150-07-331.00
(NAME)	(NAME)	
3405 Country Ridge Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Jason D. Rediker and wife, Tammy H. Rediker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Corey A. Eggleston and wife, Kathryn R. Eggleston, 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 Lot No. 257 on the Plan of Section Six-B "The Counry", as of record in Palt Book 5200, pages 741 and 742, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jason D. Rediker and wife, Tammy H. Rediker, by deed of record in Book 11095, Page 534, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Section Six-B "The Country", of record in Plat Book 5200, pages 741 and 742, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6264, Page 656, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 3405 Country Ridge Drive, Antioch, TN 37013
(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 our hands this 14th day of June, 2011.

Jason D. Rediker

Tammy H. Rediker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason D. Rediker and Tammy H. Rediker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14th day of ~~June, 2011.~~

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013