WARRANTY DEED

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,981.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16555

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Redman	Charles Redman	06002001600
(NAME)	(NAME)	
1033 Gary Ct.	1033 Gary Ct.	
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37128	Murfreesboro, TN 37128	
(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, PTE Development, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Redman and wife Venus Redman, 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:

Lot Number 39 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, Page 119 and 120, Register's Office for Davidson County, more particularly described as follows:

Beginning at a point in the southerly margin of Richmond Hill Drive at the common corner of Lots Numbers 38 and 39; thence with the line between said lots, southerly 125 feet to a corner of Lot Number 40; thence with the line between Lots Numbers 39 and 40, westerly 115 feet to a point in the easterly margin of Brock Church Pike; thence with the margin of the same northerly 100 feet to a point in the beginning of a curve; thence around said curve, northeasterly 39.27 feet to a point in the southerly margin of Richmond Hill Drive; thence with the margin of the same, westerly 90 feet to the point of beginning.

Included in the above description, but excluded from this conveyance is the Right-of-Way conveyed unto Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10143, Page 740, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to PTE Development, LLC, by deed of record in Instrument No. 20110830-0067103 Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3414 Richmond Hill, Nashville, TN 37129

(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.

BILL GARRETT, Davidson County
Trans:T20110053574 DEEDWARR
Recvd: 08/30/11 13:37 2 pgs
Fees:13.00 Taxes:96.13
20110830-0067181

Witness my hand this 23rd day of August, 2011.

PTE Development

By:
PTE Development

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 Phillip Baumgart with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Tax Officer of PTE Development, LLC, the within named bargainor, a limited liability company, and that such Tax Officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the PTE Development, LLC as Tax Officer.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of August, 2011.

Commission expires:

Notary Public

Kasey Kelchner
Notary Public
State of Tennessee
My Comm. Exp. 1/21/2013