Davidson County DEEDWARR
Recvd: 12/01/11 14:51 2 pgs
Fees:13.00 Taxes:473.60
20111201-0093703

WARRANTY DEED

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2011

Notary Public

MY COMMISSION EXPIRES: 7-2-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James David Redmond	Vanderbilt Mortgage & Finance	165050A 081.00
(NAME)	(NAME)	
213 Oceanfront Circle South	500 Alcoa Trail	
(ADDRESS)	(ADDRESS)	2011-0584
Antioch, TN 37013	Maryville, TN 37804	
(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, Wimbledon Properties, LLC, a Tennessee limited liability company HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James David Redmond and Jacqueline Gowen Redmond, husband and wife, 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 all of Lot No. 81, Subdivision Plat, Section I, Phase I, South Shore, a Planned Unit Development, of record in Instrument No. 20020624-0075604, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being part of the property conveyed to CMH Parks, Inc. from Allen J. Newcomb, as agent and trustee, by warranty deed dated June 16, 2000, and recorded June 15, 2000, in Instrument No. 200006150059555 in the Register's Office of Davidson County, Tennessee. Also see Quitclaim Deed of record in Instrument No. 20111130-0093033 Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq. Subject to all matters appearing on the plan of record in plat in Instrument No. 20020624-0075604, Register's Office of Davidson County, Tennessee. Restrictions of record in Instrument No. 20051103-0133346, said Register's Office. Open Space Conveyance of easement to Tennessee Telephone Company d/b/a TDA Telecom of record in Instrument No. 20100929-0077581, said Register's Office. Easement of record in Book 3917, page 967, said Register's Office.

This property, known as 213 Oceanfront Circle South, 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 my/our hand(s) this 21st DAY OF NOVEMBER, 2011.

Wimbledon Properties, LLC

BY: _____

Title: President

State of Tennessee
County of BLOUNT

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared MIKE RUTHERFORD with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of CHM Parks, Inc., which is the Sole Member of Wimbledon Properties, LLC, the within named bargainor, and that he as such President, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as its secretary, which said corporation is the sole member of the limited liability company which is the within named bargainor.

Witness my hand and official seal at office, on this the 21st day of NOVEMBER 2011.

Sharon Corn
Notary Public

My Commission Expires: 9-26-15

(SEAL)

SHARON CORN
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-14-2013