Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133004

BILL GARRETT, Davidson County
Trans: T20130037249 DEEDWARR
Recvd: 05/06/13 08:48 2 pgs
Fees: 13.00 Taxes: 858.40
20130506-0045095

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Coleen Newcomb
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2013.

NOTARY PUBLIC

My commission expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Redmon, Jr., et ux. 6341 Spera Pointe Crossing Hermitage, TN 37076	Franklin American Mortgage 501 Corporate Centre Dr. Ste. 400 Franklin, TN 37067	098050B03700CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Two Thousand and 00/100 Dollars ($232,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GAYLE R. CANTRELL, UNMARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DENNIS B. REDMON, JR. AND JILL R. JOHNS REDMON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Lot #37 of Baypointe Subdivision, Phase II, according to the plat thereof recorded in Instrument #20010608-0060679 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lots.

Being the same property conveyed to Gayle R. Cantrell, by Quitclaim Deed from Edward M. Cantrell Sr, dated 11/12/2010, recorded 11/17/2010, of record in Instrument 20101117-0091795, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 6341 Spera Pointe Crossing, Hermitage, TN 37076.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of April, 2013.

Gayle R. Cantrell

GAYLE R. CANTRELL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Gayle R. Cantrell, 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 seal, this the 30th day of April, 2013.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 8-5-2013

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY