File Box 9-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130094414 DEEDWARR
Recvd: 11/05/13 09:32 2 pgs
Fees: 13.00 Taxes: 1087.80

20131105-0114632

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Redd	BancorpSouth Bank	16011001600
(NAME)	(NAME)	
617 Spring House Court	2778 W. Jackson St. Bldg. C	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Tupelo, MS 38801-0306	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary E. Ingram, Trustee of the the Ingram Joint Revocable Living Trust Agreement U/A/D 10/07/1999**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew Redd and Christa Redd, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 99, on the Plan of Phase 2, Hearthstone, of record in Plat Book 5200, page 323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Glynn E. Ingram, Trustee and wife, Mary E. Ingram, Trustees of the Ingram Joint Revocable Living Trust Agreement U/A/D 10/07/1999 by Deed from Glynn E. Ingram and Mary E. Ingram, conveyed on October 7, 1999 and filed in Book 11702, page 303, Register's Office of Davidson County, Tennessee. The said Glynn E. Ingram having since died on May 14, 2013, leaving Mary E. Ingram as the sole Trustee of the Ingram Joint Revocable Living Trust Agreement U/A/D 10/07/1999.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 5200, Page 323, (2) Restrictive Covenants of record in Book 5409, Page 485; Book 5802, page 577; Book 7053, page 982; Book 9945, page 958 and Book 11331, page 828, (3) Easement of record in Book 5666, Page 679; Book 5715, page 217; Bok 5866, page 10 and Book 5866, page 35, and (4) Charter of the Homeowner's Association of record in Book 6995, Page 646, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 617 Spring House Court, Brentwood, TN 37027
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 31st day of October, 2013.

Mary E. Ingram, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary E. Ingram with whom I am personally acquainted and who proved herself to be the Trustee of The Ingram Joint Revocable Living Trust Agreement U/A/D 10/07/1999, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained

Witness my hand and Official seal this 31st day of October, 2013.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067