WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/14 08:05 2 pgs
Fees:13.00 Taxes:144.30
20140409-0029434

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $39,000.00

Affiant

Subscribed and sworn to before me this 3rd day of April, 2014.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 3141 Richmond Hill Trust	SAME	060-02-0-016.00
P.O Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles Redman and wife, Venus Redman,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 3141 Richmond Hill Trust,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 39 on the plan of Parkwood Estates, Section I, of record in Book 2900, pages 119 and 120, Register's Office for Davidson County, Tennessee, 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 Brick 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 expressly excluded from this conveyance os 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 Charles Redman and wife, Venus Redman, by deed from PTE Development, on August 23, 2011, of record in Instrument Number 20110830-0067181, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 119 and 120, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3136, page 52; and Book 3253, page 591, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10143, page 740 and Instrument Number 20010102-0000598, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3141 Richmond Hill Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 3, 2014.

Charles Redman

Venus Redman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Redman and wife, Venus Redman** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 3, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE