WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ectoria H. Redmond	New Owner	
(NAME)	(NAME)	150-10-60
3020 Towne Valley Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **STEPHEN K. HARVEY AND TIFFANY LAYNE WILSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ECTORIA H. REDMOND, UNMARRIED,** 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 Lot No. 233 on the Plan of Towne Valley Village of the Country, Section III, as of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Floyd E. Fowler and wife, Beverly A. Fowler by Deed from Randall Phillips Builders, Inc. of record in Book 6293, page 641, said Register's Office. Floyd E. Fowler has since died vesting title solely in Beverly A. Fowler as sole surviving Tenant by the Entirety. Beverly A. Fowler has since died intestate, Stephen K. Harvey and Tiffany Layne Wilson are the Heirs at Law of record under Docket No. 13P1613, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 268, said Register's Office; and (c) restrictive covenants of record in Book 5289, page 687, Book 5456, page 511 and Book 5635, page 545, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3020 Towne Valley Dr., 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.

BILL GARRETT, Davidson County
Trans:T20140034971 DEEDWARR
Recvd: 05/20/14 10:00 2 pgs
Fees:13.00 Taxes:392.20
20140520-0043164

Witness our hands this 13 day of May, 2014.

Stephen K. Harvey

Tiffany Layne Wilson by Stephen K. Harvey

Stephen K. Harvey
Tiffany Layne Wilson , By: Stephen K. Harvey,
Attorney in Fact
Stephen K. Harvey, Attorney in fact

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 Stephen K. Harvey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13 day of May, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of May, 2014, before me personally appeared Stephen K. Harvey, to me known to be the person who executed the foregoing instrument on behalf of Tiffany Layne Wilson and acknowledged that he executed the same as the free act and deed of Tiffany Layne Wilson.

WITNESS my hand and seal this 13th day of May, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Return To:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212