BILL GARRETT, Davidson County
Trans:T20140036377 DEEDWARR
Recvd: 05/23/14 12:56 2 pgs
Fees:13.00 Taxes:317.83
20140523-0044762

WARRANTY DEED

The actual consideration or value for this transfer is $ 85,900.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 21st day of May 2014.

NOTARY PUBLIC
My Commission Expires: 5-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
MICHAEL ANDREW COUNSELL, & MARK D. SHORT 1401 Debow Street Old Hickory, Tennessee 37138	New Owner	053-03-0 / 152.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by MICHAEL ANDREW COUNSELL and, MARK D. SHORT, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **ANITA ALLEN REDDEN**, and husband, **ROBERT REDDEN**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

MICHAEL ANDREW COUNSELL and, **MARK D. SHORT**, ***Joint Tenants with the express right of Survivorship***, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in the 4th Civil District, (now 11th Councilmanic District) of Davidson County, State of Tennessee, being the West 69.2 feet of Lot 42-30, Section "C" Village of Old Hickory, as shown on the revised plan recorded April 10, 1951 in Book 1853, page 52, in the Register's Office for Davidson County, Tennessee; fronting 79.0 feet on Debow Street, containing 0.13 acres, more or less.

Being all the same property conveyed to Victor C. Allen and wife Annie F. Allen, by deed from E. I. du Pont de Nemoures and Company, recorded May 11, 1951, in Book 1973, page 222, Register's Office for Davidson County, Tennessee. The said Victor C. Allen having died August 21, 2002, leaving his wife, Annie F. Allen, a/k/a Annie Freeland Allen, as the surviving Tenant by the entirety. Subsequently, Annie F. Allen having died, intestate, in Davidson County, Tennessee on May 16, 2011, leaving Anita Allen Redden as her sole heir and beneficiary as shown by Affidavit of heirship of record at Instrument #20140519-0042532, Register's Office for Davidson County, Tennessee. Robert Redden executes this instrument to convey any interest he has in the property, marital or otherwise.

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

2014 Property taxes are to be prorated and assumed by the GRANTEES.
All matters shown on the Plan of record in Book 1853, page 52, said Register's Office.
Telephone line easement of record in Book 662, page 743, said Register's Office.
Right-of-way easement of record in Book 626, page 556, said Register's Office.
Restrictions and Easements of record in Book 1788, page 157, and Book 2027, page 342, said Register's office.

This is improved property known as: 1401 Debow Street, Old Hickory, TN 37138.

Witness our hands this 21st day of May, 2014.

Anita Allen Redden
ANITA ALLEN REDDEN

Robert R Redden
ROBERT REDDEN

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy Johnston Ellis IV, a Notary Public in and for said County and State, the within named ANITA ALLEN REDDEN and ROBERT REDDEN the bargainor(s), 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.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 21st day of May, 2014.

Leroy Johnston Ellis IV
NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-8-2017

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