BILL GARRETT, Davidson County
Trans:T20140089170 DEEDWARR
Recvd: 11/26/14 10:41 2 pgs
Fees:13.00 Taxes:610.50
20141126-0109122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Quiram, a married person	Same as new owner	02400018100
	(NAME)	
1616 Holly Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Timothy P. Redding, unmarried and Deborah M. Scudder, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amanda Quiram, a married person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY BY DAVID DEMERICH DATED DECEMBER 15, 1987 AS FOLLOWS"

BEGINNING AT AN IRON PIN IN THE SOUTH BOUNDARY OF KNOX, SAID PIN BEING THE NORTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED, THENCE WITH KNOX THE FOLLOWING CALLS: SOUTH 76 DEGREES 19 MINUTES 9 SECONDS EAST, 290.82 FEET TO AN IRON PIN, THENCE NORTH 16 DEGREES 31 MINUTES 20 SECONDS EAST, 93.04 FEET TO AN IRON PIN, THENCE NORTH 72 DEGREES 14 MINUTES EAST, 67.88 FEET TO AN IRON PIN, THENCE WITH DRAKE, SOUTH 7 DEGREES 8 MINUTES 39 SECONDS, 1,225.98 FEET TO AN IRON PIN, THENCE WITH PHELAN, NORTH 82 DEGREES 35 MINUTES 10 SECONDS, 396.65 FEET TO AN IRON PIN, THENCE WITH REDDING A NEW LINE, NORTH 8 DEGREES 23 MINUTES 55 SECONDS EAST 1178.21 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 10.36 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY P. REDDING AND WIFE, DEBORAH M. REDDING, BY DEED FROM CALVIN DWIGHT REDDING, DATED 06/14/88 OF RECORD IN BOOK 7574, PAGE 593, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO TIMOTHY P. REDDING BY QUITCLAIM DEED FROM DEBORAH M. REDDING, DATED 01/23/92 OF RECORD IN BOOK 8599, PAGE 378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID TIMOTHY P. REDDING HAVING SINCE MARRIED AND DIVORCED DEBORAH M. REDDING WHO IS NOW KNOWN AS DEBORAH M. SCUDDER, WHO IS NOT ONE AND THE SAME AS THE DEBORAH M. REDDING REFERENCED IN BOOK 8599, PAGE 378, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE. PER ORDER NO. CH11-CV-10376, IN THE CHANCERY COURT FOR ROBERTSON COUNTY, TENNESSEE, DEBORAH M. REDDING NOW KNOWN AS DEBORAH M. SCUDDER AND TIMOTHY P. REDDING ARE AFFIRMED AS TENANTS IN COMMON OF SAID PROPERTY AS ALSO STATED IN THE FINAL DIVORCE DECREE AND MARITAL DISSOLUTION AGREEMENT, DOCKET CH11-CV-10376.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4945 Brick Church Pike, Goodlettsville, TN 37072
(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

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 21st day of November, 2014.

Timothy P. Redding

Deborah M. Scudder

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy P. Redding, unmarried and Deborah M. Scudder, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072