Davidson County DEEDWARR
Recvd: 11/26/14 13:40 3 pgs
Fees:18.00 Taxes:1894.40
20141126-0109313

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $512,000.00 Affiant Subscribed and sworn to before me, this 26th day of November, 2014. Notary Public My commission expires: 10/24/17
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Red Group LLC	**New Owner**	**Map\Parcel: 105-10-0-144.00**
814 Benton Avenue	2507 Westfield Dr.	
Nashville, TN 37204	Lebanon, TN 37090	

FOR AND IN 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 ACKNOWLEDGE, I/WE,

Robert E. Bagwell, Jr., Jerome A. Bagwell and Marcus S. Bagwell, Sr., the legal heirs of Robert E. Bagwell and Queen M. Bagwell,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Red Group LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 part of lot number 107 on the map of Waverly Land Companies plan of lots of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of the intersection of Benton Avenue and Beach Avenue, and runs thence northerly, with the west margin of Beach Avenue, 121.2 feet to a point; thence west 160 feet more or less to a point in the dividing line between lot numbers 107 and 108, said point being 60 feet south from the south line of the alley which runs in the rear of lot number 107; thence south with the west line of said lot number 107, 122.1 feet to the north margin of Benton Avenue; thence East with the north margin of Benton Avenue 103.8 feet to the point of beginning.

Being the same property conveyed to Robert E. Bagwell and Queen M. Bagwell, by deed form James A. Covington, Clerk & Master, appearing of record in Book 3575, page 531, of the Register's Office of Davidson County, Tennessee. Robert E. Bagwell and Queen M. Bagwell having since died. Robert E. Bagwell died January 1, 1997, and Queen Bagwell died October 27, 2007. Robert E. Bagwell left a Last Will and Testament naming Queen Bagwell as his heir and Queen Bagwell left a Last Will and Testament naming Robert E. Bagwell, Jr., Jerome A. Bagwell and Marcus S. Bagwell, Sr., as her heirs as shown on the Affidavit of Heirship of Robert E. Bagwell, Jr., Jerome A. Bagwell and Marcus S. Bagwell, Sr., of record in Instrument No. 20141126-0109312, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship of Audrey Harvey of record in Instrument No. 20141126-0109311, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees, including Rollback taxes, if any.

The Plan of record in Plat Book 57, Page 95, Register's Office for DAVIDSON County, Tennessee.

All other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 814 Benton Avenue, Nashville, TN 37204.

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 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 except as 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.

Witness my/our hand(s) this 26th day of November, 2014.

Robert E. Bagwell, Jr.

Marcus S. Bagwell, Sr.

Jerome A. Bagwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Robert E. Bagwell, Jr., the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2014.

My Commission Expires: 1-24-17

Notary Public

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jerome A. Bagwell, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2014.

My Commission Expires: 1-24-17

Notary Public

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Marcus S. Bagwell, Sr., the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of November, 2014.

My Commission Expires: 1-24-17

Notary Public

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **140549SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, George H. White, 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.

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/15

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY