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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015960 DEEDWARR
Recvd: 03/04/15 12:34 2 pgs
Fees:13.00 Taxes:954.23
20150304-0018962

NICOLE L STEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $257,900.00.

Affiant

Subscribed and sworn to before me this 18th day of February, 2015.

Nicole L. Steen
Notary Public
My Commission expires: 1-8-19
(Affix Seal)

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:
Joseph K. Redmond	Avenue Bank	147-06-0-179.00
306 Timberdale Court	3823 Cleghorn Ave	
Nashville, TN 37211	Nashville TN 37215	

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, **Aimee Golenor (f/k/a Aimee Marguerite Leblanc) and Matthew Francis Golenor, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joseph K. Redmond and Kendall B. Redmond, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 136 on the plan of Section II, Caldwell Country Estates, of record in Book 2663, page 128, and by Surveyor's Certificate of Correction in Book 3066, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aimee Marguerite LeBlanc and Matthew Francis Golenor, as joint tenants with right of survivorship, by deed from Roy W. Hedrick, unmarried, on April 30, 2003, of record in Instrument Number 20030507-0060682, page , Register's Office for Davidson County, Tennessee.

Aimee Marguerite LeBlanc now know as Aimee Golenor.

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 2663, page 128, and by Surveyor's Certifiacte of Correction in Book 3066, page 993, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1788, page 108; Book 2907, page 93; Book 2921, page 87; and Book 2921, page 601, Register's Office for Davidson County, Tennessee.

This is improved property known as: **306 Timberdale Court, Nashville, TN 37211**

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 February 18, 2015.

Aimee Golenor
Aimee Golenor

Matthew Francis Golenor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aimee Golenor and Matthew Francis Golenor** 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 February 18, 2015

My commission expires 7/6/15

Notary Public

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