WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019307 DEEDWARR
Recvd: 03/17/15 11:11 2 pgs
Fees:13.00 Taxes:536.50
20150317-0022790

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: April 24, 2018.
(AFFIX SEAL)

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY and when recorded return to:
Legacy Title and Escrow, LLC
330 Robert Rose Drive
Murfreesboro, TN 37129
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C & A Housing, LLC	C & A Housing, LLC	08401010700
(NAME)	(NAME)	
816 Roseview Dr.	137 3rd Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37064	
(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, Shelby Ray Redden, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C & A Housing, LLC, 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. 49, on the plan of Rose Estates, Section 1, as shown on plat of record in Plat Book 3600, Page 37, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 49 fronts 80 feet on the westerly side of Roseview Drive, and extends back 123.62 feet on the northerly line and 135.08 feet on the southerly line, to a dead line in the rear on which it measures 118.23 feet.

Being the same property conveyed to Shelby Ray Redden by Affidavit of Inheritance of Real Estate, recorded on March 11, 2015 as Instrument No. 20150311-0020879 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Janice Hewitt-Redden, unmarried, by Warranty Deed from Martha S. Wright Lawrence, unmarried, dated March 1, 1999 and recorded March 5, 1999 in Book 11371, Page 698, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 816 Roseview Dr., Nashville, TN 37206
(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.

Witness my hand this 16th day of March, 2015.

Shelby Ray Redden

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Shelby Ray Redden, for the purpose(s) contained herein. Witness my hand and official seal at Murfreesboro, Tennessee this 16th day of March, 2018.

Commission expires: April 24, 2018

Danny Lee Smith Notary Public

