BILL GARRETT, Davidson County
Trans:T20150030104 DEEDWARR
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Fees:13.00 Taxes:513.93
20150421-0035550

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kelly Redfern	New Owner	173 05 0A 211.00
(NAME)	(NAME)	
1760 Red Jacket Drive		
(ADDRESS)	(ADDRESS)	
Antioch 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Eight Thousand Nine Hundred And No/100 Dollars ($138,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Emily R. Seay, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kelly Redfern**, a single woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*L.

Land in Davidson County, Tennessee, being all of Lot No. 211 (Two Hundred and Eleven) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791 and amended in Instrument No. 20051114-0136938 and 200712270147998, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Emily R. Seay, unmarried by Warranty Deed from Ryan A. Seay and wife, Susan C. Seay dated September 02, 2008 and recorded September 03, 2008 as Instrument No. 20080903-0090103, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1760 Red Jacket Drive, Antioch, TN 37013

File Number: FRN-151199

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, has 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 our hands this 16th day of April, 2015.

Emily R. Seay

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Emily R. Seay, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of April, 2015.

Notary Public

My Commission Expires: 5/19/19

(SEAL)

OFFICIAL SEAL
SHARI H GARNETT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/19/19

File Number: FRN-151199