BILL GARRETT, Davidson County
Trans:T20150043092 DEEDWARR
Recvd: 06/02/15 14:42 2 pgs
Fees:13.00 Taxes:138.75
20150602-0051294

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155962

WARRANTY DEED

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2015.

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rehab, LLC, a Tennessee limited liability company 1718 Hartford Lane Mount Juliet, TN 37122	Same address as new owner	119-06-0-061.00

FOR AND IN CONSIDERATION of the sum of Thirty Seven Thousand Five Hundred and 00/100 Dollars ($37,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES E. REDIKER, unmarried,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **REHAB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the easterly fifty feet of the Minton Tract, as shown on the plan of the Sterling Subdivision, as recorded in Plat Book 1424, page 97 and in Deed Book 7010, page 258, Register's Office, Davidson County, Tennessee, and further described, as follows:

Beginning at a point in the northerly margin of Elberta Street 100 feet east of the southeast corner of the property conveyed to A. W. Jackson and wife, of record in Book 1466, page 551, Register's Office, Davidson County, Tennessee, said point being the southwest corner of Lot 4 and the southeast corner of Elberta Street; thence along said northerly margin of said Elberta Street, 50 feet to a point; thence northerly 150 feet to a point; thence westerly 50 feet to a point; thence southerly 150 feet to the northerly margin of Elberta Street, the point of beginning.

Being the same property conveyed to James E. Rediker, by Quitclaim Deed from Pamela M. Rediker, dated 5/13/1994, recorded 2/27/1995, of record in Book 9604, page 385, in the Register's Office for Davidson County, Tennessee.

Being also the same property previously conveyed to James E. Rediker and wife, Pamela M. Rediker, as tenants by the entirety, by Warranty Deed from Ronald McGowan and wife, LaDonna McGowan, dated 10/9/1986, recorded 10/15/1986, of record in Book

7010, page 258, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 78 Elberta Street, Nashville, TN 37210, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of May, 2015.

JAMES E. REDIKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James E. Rediker, 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 seal, this the 28th day of May, 2015.



Notary Public

Printed Notary Name

My commission expires: 11/18/18