Davidson County DEEDWARR
Recvd: 07/14/15 14:35 2 pgs
Fees:13.00 Taxes:1480.00
20150714-0068622

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 13 day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Paul McRedmond	Paul McRedmond	104 15 0 029.00
(NAME)	(NAME)	
2513 Blair Blvd	1930 20th Ave S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Thousand And No/100 Dollars ($400,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Henry Cartwright** married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul McRedmond, an unmarried man**, 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 the easterly 50 feet of Lot 91 on the Map of Sunset Park Subdivision, as of record in Book 332, Page 132, Register's Office for said County.

Said part of Lot 91 fronts 50 feet on the southerly side of Blair Boulevard and extends back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to M. H. Cartwright and wife, Mary Sue Cartwright by Deed from Mrs. Kathryne Hayes and husband, J. M. Hayes dated February 8, 1955 and recorded February 14, 1955 in Deed Book 2342, Page 519, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Henry Cartwright, one of the beneficiaries of the Estate of Mary Sue Cartwright, deceased by Quitclaim Deed from Marion Hamilton Cartwright, Jr. and Wallace Cartwright, Co-Executors of the Estate of Mary Sue Cartwright, deceased dated November 24, 1994 and recorded June 27, 1995 in Deed Book 9713, Page 290, in said Register's Office for Davidson County, Tennessee. The above referenced property is not or nor has ever been the primary residence of William Henry Cartwright.

File Number: GRN-153166

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 2513 Blair Blvd, Nashville, TN 37212

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 13th day of June, 2015

William Henry Cartwright

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.William Henry Cartwright 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 13th of July, 2015.

Notary Public

My Commission Expires: 4-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-25-2018

File Number: GRN-153166