File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150059876 DEEDWARR
Recvd: 07/22/15 14:18 2 pgs
Fees:13.00 Taxes:1591.00
20150722-0071935

B-UF-15-1017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Margaret L Avera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2015.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Jeanne McRedmond	**GUARANTY TRUST COMPANY**	
(NAME)	(NAME)	
1017 Bate Avenue	**316 ROBERT ROSE DRIVE**	**105-09-0-258.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**MURFREESBORO,TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **GEORGE TRACY AND WIFE, AMY TRACY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEANNE MCREDMOND,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 24 and Westerly 7 feet of Lot No. 25, in on the Plan of W.S. Criddles's Subdivision of Lot No.1 on the Lawrence Plan of record in Plat Book 57, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 and the said part of Lot No. 245 adjoin and front together 57 feet on the Southerly side of Bate, formerly Cleveland Avenue, in the City of Nashville and together runs back Southwardly between parallel lines 145 feet to an alley in the rear.

Being the same property conveyed to George Tracy and wife, Amy Tracy by Warranty deed from Gerald Wieck and wife, Patricia Wieck of record in Instrument No. 20130501-0043649 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on May 01, 2013. (Value of consideration shown in aforementioned deed $360,000.00.)

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 84, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1017 Bate Avenue , Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF JULY, 2015.

George Tracy by Steven Tracy, Attorney-In-Fact
George Tracy by Steven Tracy, Attorney in Fact

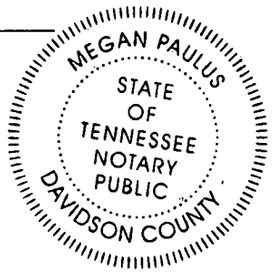
Amy Tracy by Steven Tracy, Attorney-In-Fact
Amy Tracy by Steven Tracy, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN TRACY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GEORGE TRACY AND AMY TRACY, and who acknowledged he executed the same as the free act and deed of the said GEORGE TRACY AND AMY TRACY.

Witness my hand and official seal, this the 20th of July, 2015.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212