BILL GARRETT, Davidson County
Trans:T20150065654 DEEDWARR
Recvd: 08/07/15 11:05 2 pgs
Fees:13.00 Taxes:444.00
20150807-0078866

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
15-7000

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF July, 2015.

Notary Public

My Commission Expires
Commission Expiration: March 20, 2018

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Dennis Boyd Redmon 117 Becker Ave Old Hickory TN 37138	Dennis Boyd Redmon 117 Becker Ave Old Hickory, TN 37138	07508009200

WARRANTY DEED

FOR AND IN 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, I,

Billy R. Redmon, unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dennis Boyd Redmon and wife, Wrevonda Redmon

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. 391 on the plan of Section Six, Tulip Grove, of record in Plat Book 4460, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billy R. Redmon and Ashley M. Redmon by deed from Fannie Mae aka Federal National Mortgage Association, dated 10/19/2009 and filed for record on 11/04/2009 in Instrument No. 200911040101904, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy R. Redmon on 05/27/15 by deed from Billy R. Redmon and Ashley M. Redmon, filed for record on 07/27/15 in Instrument No. 20150727-0073308, Register's Office for Davidson County, Tennessee.

BRR

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 564 Augusta Drive, Hermitage, TN 37076

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 29 day of July, 2015.

Billy R. Redmon

Billy R. Redmon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Billy R. Redmon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of July, 2015.

My Commission Expires
March 20, 2018

Notary Public

Commission Expiration:_____

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY