WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074908 DEEDWARR
Recvd: 09/02/15 12:30 2 pgs
Fees:13.00 Taxes:1165.50

20150902-0089412

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2015

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin M. Redman	Wells Fargo Bank, N.A.	Map 117-8-B
(NAME)	(NAME)	
3408 Richards Street	2701 Wells Fargo Way	Parcel 3.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Minneapolis, MN 55467-8000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert L. Scruggs, Trustee of the 3408 Richards Street Trust Agreement May 31, 2013,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Justin M. Redman and Heather J. Redman, husband and wife,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 3 of Stokeswood Condominium, a Condominium Development, of record in Plat Book 6200, Page 438 established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Stokeswood Condominium of record in Book 6200, Page 438, as amended in Book 6453, Page 620 and Book 6923, Page 777, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Robert L. Scruggs, Trustee by Warranty deed from Sheila A. Odusote, unmarried, dated June 7, 2013 and recorded on June 10, 2013 in Instrument No. 20130610-0058607 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6200, page 438, said Register's Office; (c) Master Deeds contained in Book 6441, page 577, amended in Book 6453, page 620, and Book 6923, page 777, said Register's Office; and (d) Charter of record in Book 6470, page 149, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3408 Richards Street, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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/our hands this 31st day of August, 2015.

Robert L. Scruggs, Trustee

Robert L. Scruggs, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Robert L. Scruggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee under that certain Trust Agreement dated May 31, 2013, for the benefit of 3408 Richards Street Trust Agreement, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 31st day of August, 2015.

Notary Public

My Commission Expires: 3-6-18

File No.: 35890

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018