WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075029 DEEDWARR
Recvd: 09/02/15 14:55 2 pgs
Fees:13.00 Taxes:203.50
20150902-0089569

G-FSBO-15-7136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

William E. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Robert McEwen and Linda McEwen	**New Owner**	
(NAME)	(NAME)	
7136 Harper Road		**014-00-0-020.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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 **DANIEL J. REDIKER, MARRIED JIMMY C. REDIKER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT MCEWEN AND LINDA MCEWEN, HUSBAND AND WIFE,** 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 located in the 14th Civil District (formerly 24th District) of Davidson County, Tennessee, and described as follows: Being Lot No. 26 on the Plat showing Highland Heights Subdivision, not of record, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, as follows: Beginning on the Easterly margin of Harper Road, at a point 879.5 feet North of the Center Line of Highway No. 112; being the corner of Lots No. 26 and 27; thence with the line between said two lots, North 89° East 435 feet; thence North 2° 13' West 100 feet to the Southeast corner of the property conveyed to Buford Biggs and wife, Pearl S. Biggs, by deed from Thomas Lewis, Jr. and wife, as of record in Book 3180, Page 633, said Register's Office; thence with the Southerly line of said Biggs property, South 89° West 435 feet to the Easterly margin of Harper Road; thence with said Road, Southwardly 100 feet to the beginning.

Being the same property conveyed by Executors Special Warranty Deed from Daniel J. Rediker, Executor of the Estate of Patricia Ann Rediker to Daniel J. Rediker, a married person, and Jimmy C. Rediker, II, a married person, as tenants in common, as recorded on the 18th day of April, 2011 in Instrument No. 20110418-0029555 and Warranty Deed from Buford Biggs and wife, Pearl S. Biggs to Jimmy C. Rediker and wife, Patricia A. Rediker, as recorded on the 11th day of July, 1968 in Deed Book 4250, Page 413, in the Register's Office of Davidson County, Tennessee.

The above referenced property has never been the principal marital residence of either of the Grantors.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7136 Harper Road, Joelton, Tennessee 37080**.

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 31st DAY OF AUGUST, 2015.

Daniel J. Rediker

Jimmy C. Rediker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of August, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of August, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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