WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150088659 DEEDWARR
Recvd: 10/19/15 10:22 2 pgs
Fees: 13.00 Taxes: 758.50
20151019-0105923

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 3-5-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Redstone Equity, LLC		083-02-237.00
(NAME)	(NAME)	
1519 McKennie Ave	← Same	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **John Cundiff and Bruce Peery,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Redstone Equity, LLC,** 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. 20 on the Plan of Jesse J. Pryor Heirs' Subdivision of Lots No. 19 and 20 in Brownsville, as of record in Book 843, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 61 fee on the northerly side of McKennie Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bruce Perry and John Cundiff by Trustee's Deed of record in Instrument No. 20151019-0105922, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1519 McKennie Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to taxes for the year 2015 and all other matters of record.

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 our hands this 9th day of October, 2015.

John Cundiff

Bruce Peery

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John Cundiff and Bruce Peery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 9th day of October, 2015.

Notary Public
My Commission Expires: _____

File No.: 21582

