WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150106568 DEEDWARR
Recvd: 12/17/15 10:52 2 pgs
Fees:13.00 Taxes:887.63

20151217-0126952

G-PARKS-15-902-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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)
Patricia Redahan and Eugene P. Redahan	new owner	
(NAME)	(NAME)	**044-15-0-191.00**
902 Jones Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-3147		
(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 **5 DOGS PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PATRICIA REDAHAN AND EUGENE P. REDAHAN, WIFE AND HUSBAND,** 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. 229 on the Plan of Section "A", Village of Old Hickory of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 5 Dogs Properties, LLC by Quitclaim deed from Mark Rothschild of record in Instrument No. 20150220-0014808 Register's Office for Davidson County, Tennessee, dated February 13, 2015 and recorded on February 20, 2015.
Being the same property conveyed to Mark Rothschild, married by Warranty deed from Barbara Ann Burnett, unmarried of record in Instrument No. 20141001-0090522 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 01, 2014..

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Right of Way Easement for Utilities of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1977, Page 318, in the Register's Office for Davidson County, Tennessee.
- Easement as contained in Deed of record in Book 1877, Page 68, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20141001-0090522 in the 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: **902 Jones Street , Old Hickory, Tennessee 37138-3147**.

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 15th DAY OF DECEMBER, 2015.

5 Dogs Properties, LLC

BY: _____
Jason Seaman
Member

BY: _____
Mark Rothschild
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON SEAMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 5 DOGS PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of December, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ROTHSCHILD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 5 DOGS PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of December, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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