~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160091

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

PLEASE RETURN TO:
WARR
165 IND
HENDERSONVILLE, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160025293 DEEDWARR
Recvd: 03/29/16 14:14 2 pgs
Fees:13.00 Taxes:462.13
20160329-0029556

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. Smith, an unmarried man 117 Becker Avenue Old Hickory, TN 37138	CMG Mortgage 3160 Crow Canyon Rd, Ste 400 San Ramon, CA 94583	053 11 0 052.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Four Thousand Nine Hundred and 00/100 Dollars ($124,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DENNIS B. REDMON, SR. AND WIFE, WREVONDA G. REDMON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOSEPH W. SMITH, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Sumner County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 15 of Block "C" on the Plan of Life and Casualty Insurance Company's Subdivision No. 3 at Old Hickory, Tennessee, as of record in Book 974, Page 11, Register's Office for said County.

SAID Lot No. 15 fronts 60 feet on the northeasterly side of Becker Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Dennis B. Redmon, Sr. and wife, Wrevonda G. Redmon by Deed from Carl O. Burlison and wife, Shirley Burlison recorded January 9, 1991 in Book 8272, Page 813, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 117 Becker Avenue, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Sumner County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of March, 2016.

Dennis B. Redmon Sr.

DENNIS B. REDMON, SR.

WREVONDA G. REDMON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public, Dennis B. Redmon, Sr. and wife, Wrevonda G. Redmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of March, 2016.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman

Printed Notary Name

My commission expires: 11/18/18