BILL GARRETT, Davidson County
Trans:T20160043451 DEEDWARR
Recvd: 05/24/16 09:51 2 pgs
Fees:13.00 Taxes:1581.75
20160524-0051855

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF May, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-2018
File No. G16-4874D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Redlyn Investments LLC (NAME)	New Owner (NAME)	105-13-365
907 Waldkirch Avenue (STREET ADDRESS)	2903 W. Villa Rosa Park (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Tampa FL 33611 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Beulah M. Dalton, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Redlyn Investments 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. 13 on the plan of E. L. Holt's Subdivision of Lot No. 6 of the Schmidt Property, as shown by plat of record in Book 547, Page 71, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 13 fronts 50 feet on the southerly side of Waldkirch Avenue and runs back between parallel lines 190 feet to an alley.

BEING the same property conveyed to James C. Dalton and wife, Beulah M. Dalton from Gerald Edward Rogers and Mrs. Dorothy Lee Rogers Maddox, by Deed dated December 15, 1965, in Book 3974, Page 566, in the Register's Office for Davidson County, Tennessee. The said James C. Dalton having since died November 6, 2015 leaving the subject property vested in Beulah M. Dalton as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 71, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 907 Waldkirch Avenue, Nashville, TN 37204.

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. Whenever 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 20th day of May, 2016.

Beulah M. Dalton

Beulah M. Dalton

May 20, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 20th day of May, 2016.

My Commission Expires: 3/27/18

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066