BILL GARRETT, Davidson County
Trans:T20160044468 DEEDWARR
Recvd: 05/26/16 10:34 2 pgs
Fees:13.00 Taxes:370.00
20160526-0053054

WARRANTY DEED

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-2-2018

(AFFIX SEAL)

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy C. Redden	Nancy C. Redden	~~031B B 014.00.000~~
(NAME)	(NAME)	
332 Thunder Place	332 Thunder Place	064120A 332.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Jack K. Redden Jr. and Emily R. Gardner**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy C. Redden, an unmarried woman,** 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:

Certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 332 , of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of-Sec. 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is here-by made for a more complete and accurate description of said unit.

Being the same property conveyed to Jack K. Redden and wife, Jane L. Redden by Warranty Deed from Fox Run Company, Inc., a Tennessee Corporation, filed for record 08/12/1987 in Book 7324, Page 225, Register's Office fro Davidson County, Tennessee.

Jane L. Redden, having since passed away.

Eeasements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 332 Thunder Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 13th day of May, 2016.

Jack K. Redden Jr.

Emily R. Gardner

State of Tennessee

County of Davidson

Personally appeared before me Jack K. Redden Jr. and Emily R. Gardner, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of May, 2016.

Jeri Roper

Notary Public ~~Jill L. Conner~~
My Commission Expires: 10/20/16

