THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057851** BILL GARRETT, Davidson County Trans:T20160056872 DEEDWARR Recvd: 07/05/16 10:56 2 pgs Fees:13.00 Taxes:2590.00 20160705-0068286	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2016. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner: Katherine S Redding 2808 W Linden Ave Nashville TN 37212-4711	Send Tax Bills To: New Owner Katherine S. Redding 2808 W. Linden Ave. Nashville, TN 37212	Tax Information: Tax Parcel ID No. 104-14-098.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lloyd H. Hinote, Jr. and Jennifer H. Hinote, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine S Redding, an unmarried person**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 150 feet of Lot No. 65, as shown on the map entitled Bransford Realty Co.'s Subdivision of Westmoreland Place, of record in Book 421, Page 16, Registers Office for Davidson County, Tennessee.

Said part of Lot No. 65 fronts 70 feet on the Northerly side of West Linden Avenue, formerly Sunset Avenue, and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Lloyd H. Hinote, Jr. and wife, Jennifer H. Hinote by Warranty Deed from Barbara J. Joers and husband, James M. Joers, recorded on the 28th day of June, 2010 in Instrument No. 20100628-0050279, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALITY CO'S SUBDIVISION OF WESTMORELAND PLACE, as recorded in Plat Book 421, Page(s) 16.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Negative Pledge Agreement recorded at Instrument No. 20160602-0055801.

This is improved property located at 2808 W Linden Ave Nashville TN 37212-4711

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2016.

Lloyd H. Hinote, Jr.

Jennifer H. Hinote

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lloyd H. Hinote and Jennifer H. Hinote, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

RETURN TO:
BRYAN K. SMITH, ATTORNEY
PIETRANGELO COOK PLC
6410 POPLAR AVE., SUITE 190
MEMPHIS, TN 38119
901.685.2662