BILL GARRETT, Davidson County
Trans:T20160084702 DEEDWARR
Recvd: 09/27/16 09:25 2 pgs
Fees:13.00 Taxes:455.10
20160927-0101640

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

Subscribed and sworn to before me; this 23RD DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/2/2019

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Redner, a married man and Laurie Redner, his wife	Quicken Loans, Inc.	
	(NAME)	
7560 Ridgewood Rd	1050 Woodard Avenue	016-00-0-161.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-9453	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michaela Rae Redner, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Redner, a married man and Laurie Redner, his wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL, SURVEYOR, DATED JUNE 28, 1979, AS FOLLOWS:
BEGINNING AT A 14 - INCH BEECH TREE IN THE WESTERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO JOHN R. LYLE AND WIFE, MOLLIE S. LYLE BY DEED FROM RAYMOND E. PETERSON AND MIKE MCCOY OF RECORD IN BOOK 4373, PAGE 759, SAID REGISTER'S OFFICE; THENCE SOUTH 58 DEGREES WEST 147 FEET; THENCE SOUTH 70 DEGREES WEST 117.7 FEET; THENCE SOUTH 71 DEGREES WEST 250 FEET TO A 19 - INCH POPLAR TREE; THENCE SOUTH 33 DEGREES 15 MINUTES WEST 373.5 FEET TO A SPIKE IN THE CENTER OF RIDGEWOOD ROAD; THENCE WITH THE CENTERLINE OF SAID ROAD, SOUTH 47 DEGREES EAST 122.5 FEET; THENCE SOUTH 40 DEGREES EAST 86.7 FEET TO A POINT; THENCE LEAVING SAID ROAD, NORTH 75 DEGREES 15 MINUTES EAST 650.5 FEET TO A POINT IN THE WESTERN BOUNDARY OF THE AFOREMENTIONED LYLE PROPERTY; THENCE WITH LYLE'S WESTERN BOUNDARY LINE, NORTH 0 DEGREES 15 MINUTES WEST 99.4 FEET TO A POINT; THENCE NORTH 15 DEGREES 30 MINUTES WEST 95.4 FEET TO A POINT; THENCE NORTH 19 DEGREES WEST 166.3 FEET TO A 14 - INCH OAK TREE; THENCE NORTH 8 DEGREES WEST 150 FEET TO THE POINT OF BEGINNING CONTAINING 7.0 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MICHAELA RAE REDNER BY WARRANTY DEED FROM BILLIE ANN WEAVER HART AND DONALD R. WILLIAMS AND MICHAEL E. WEAVER AND GARY LEE WEAVER OF RECORD IN INSTRUMENT NO. 20140303-0017785 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7560 Ridgewood Rd , Goodlettsville, TN 37072-9453
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 23rd day of September, 2016.

Michaela Rae Redner

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michaela Rae Redner, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of September, 2016.

DANIEL A. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/2 [illegible]

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072