WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170035433 DEEDWARR
Recvd: 04/27/17 09:16 2 pgs
Fees: 13.00 Taxes: 1324.60
20170427-0041270

File No. RW0002817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Au and Emily Au	New Owner	
(NAME)	(NAME)	
1519 A McKennie Ave	"	83-2-M-00.0
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	"	
(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, I, **Redstone Equity, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Au and Emily Au,** husband & wife, HEREINAFTER CALLED THE GRANTEE, 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 Unit A, 1519 MCKENNIE AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, as shown on plat of record in Instrument No. 20151020-0106737, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same premises conveyed to Redstone Equity, LLC by Warranty Deed from John Cundiff and Bruce Peery, recorded on the 19th day of October, 2015 in Instrument No. 20151019-0105923 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1519 A McKennie Ave, Nashville, TN 37206

(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 my hand this 21st day of April, 2017.

REDSTONE EQUITY, LLC
a Tennessee Limited Liability Company

BY: Jenny Jackson, Agent
Jenny Jackson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jenny Jackson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Redstone Equity, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Authorized Agent.

Witness my hand this 21st day of April, 2017.

M. Menke
Notary Public

My commission expires: 5-8-2018

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206