Davidson County DEEDWARR
Recvd: 05/18/17 09:27 3 pgs
Fees:18.00 Taxes:1383.80
20170518-0049263

NAME AND ADDRESS OF NEW OWNER:
Red Group LLC
2507 Westfield Drive
Lebanon, Tennessee 37090-8313

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map & Parcel: 043060A00200CO (part)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Paradise Properties**, a Tennessee general partnership, has this day bargained and sold and does hereby transfer and convey unto **Red Group LLC**, a Tennessee limited liability company, its successors and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being all of Lots 12, 13, 14, 17, 18, 19, 20, 21, 24, 25 and 26, Final Plat of Amqui Place, Section Two, according to survey and plat of same appearing of record in Instrument No. 20170118-0005631, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lots.

Being part of the property conveyed to Paradise Properties, LLC by deed from Peggy Mayo Bailey, Judy Mayo Keels and Bobbie Mayo Patterson, appearing of record in Instrument No. 20070214-0018667, of the Register's Office of Davidson County, Tennessee. Paradise Properties, LLC, a Tennessee limited liability company has since become Paradise Properties, a Tennessee general partnership by Certificate of Conversion of record in Instrument No. 20091230-0118502, of said Register's Office.

This conveyance is subject to a Permanent and Perpetual Easement to Nashville Electric Service of record in Book 3614, page 388, of said Register's Office; to a Sewer and/or Storm Drainage Easement of record in Book 4967, page 532, and Book 4974, page 776, both of record in said Register's Office; to a Storm Water Detention agreement of record in Instrument No. 20070601-0065180, of said Register's Office; to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the subdivision plats of record in Instrument No. 20170118-0005631 and in Instrument No. 20091020-0096756, Book 161, page 113, and Book 332, page 51, all of record in said Register's Office; and to the zoning regulations of the appropriate governmental body.

This is unimproved property having addresses of:
Lot 12 – 720 Ellie Drive, Madison, Tennessee 37115
Lot 13 – 724 Ellie Drive, Madison, Tennessee 37115
Lot 14 – 728 Ellie Drive, Madison, Tennessee 37115
Lot 17 – 709 Ellie Drive, Madison, Tennessee 37115

Lot 18 – 705 Ellie Drive, Madison, Tennessee 37115
Lot 19 – 701 Ellie Drive, Madison, Tennessee 37115
Lot 20 – 512 Sarver Avenue, Madison, Tennessee 37115
Lot 21 – 516 Sarver Avenue, Madison, Tennessee 37115
Lot 24 – 525 Sarver Avenue, Madison, Tennessee 37115
Lot 25 – 517 Sarver Avenue, Madison, Tennessee 37115
Lot 26 – 513 Sarver Avenue, Madison, Tennessee 37115

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2017 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 17 day of May, 2017.

Paradise Properties

By: _____
James L. Paradise, Jr., Managing Partner

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared James L. Paradise, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Managing Partner of Paradise Properties, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner executed the foregoing instrument (Warranty Deed) for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 17 day of May, 2017.

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public

My Commission expires: 10/24/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $374,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me on this 17 day of May, 2017.

GEORGE H. WHITE NOTARY PUBLIC TENNESSEE RUTHERFORD COUNTY

_____
Notary Public

My Commission expires: 10/24/17

17202

True Copy Certification

I, George H. White, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

George H. White

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary M. Richardson

Notary's Signature

My Commission Expires: 1/28/19

