WARRANTY DEED

Bill Garrett Davidson County
Batch# 43782 DEEDWARR
01/03/2018 11:09:12 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20180103-0000890

J-FHS-17-1321-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Bandas	**New Owner**	
(NAME)	(NAME)	
942 Lawn View Lane		**120-02-0-041.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS RILEY REDIKER AND DAVID MICHAEL REDIKER AND WILLIAM MARTIN REDIKER AND STEVEN WAYNE REDIKER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN BANDAS, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 228, THE TEMPLE O. HARRIS FARM, MIRO MEADOWS Subdivision, as shown on plat of record in Plat Book 1424, Page 94 and 95, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric B. Rediker, an unmarried man, by Warranty Deed from Sara G. Harrison, an unmarried woman, of record in Instrument No. 20020328-0038329, in the Register's Office of Davidson County, Tennessee, dated March 27, 2002 and recorded on March 28, 2002.

The said Eric B. Rediker having since died intestate on Sept 22, 2017. Said estate having been probated as noted in probate Case # 17P1850 in Davidson County, Tennessee. The heirs at law are Thomas Riley Rediker, David Michael Rediker, William Martin Rediker and Steven Wayne Rediker. As noted in probate case # 17P1850 and as noted in affidavits of heirship in Instrument Numbers 20180103-0000886, 20180103-0000887, 20180103-0000888 and 20180103-0000889 in Davidson County, TN.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TEMPLE O. HARRIS FARM, MIRO MEADOWS, as recorded in Plat Book 1424, Page(s) 94 and 95, in the Register's Office, Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

**For the purpose of this conveyance, the subject property was not the grantors primary residence.

This is **improved** property known as: **1321 Kermit Dr, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the ____ DAY OF DECEMBER, 2017.

Thomas Riley Rediker

David Michael Rediker

William Martin Rediker

Steven Wayne Rediker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS RILEY REDIKER, DAVID MICHAEL REDIKER, WILLIAM MARTIN REDIKER, and STEVEN WAYNE REDIKER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212