Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1080

Bill Garrett Davidson County
Batch# 76060 DEEDWARR
04/03/2018 03:53:48 PM 2 pgs
Fees: $13.00 Taxes: $847.30
20180403-0031373

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Akinya M. Howard, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick J. Redmond III, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 50, on the Plan of Perry Heights, as shown on plat of record in Plat Book 2900, page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Akinya M. Howard, unmarried by deed from Winston Keith Shurtleff, married, dated August 8, 2014, of record in Instrument No. 20140819-0075067, Register's Office for Davidson County, Tennessee. Akinya M. Howard is now married to William Cecil Price V and he joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 434 Heney Drive, Nashville, TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-ER-18434

WITNESS THE EXECUTION HEREOF this 29th day of March, 2018.

Akinya M. Howard

William Cecil Price V

State of Tennessee)
County of Davidson)

On this 29th day of March, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Akinya M. Howard and William Cecil Price V, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 229,000.00.

Affiant

Sworn and subscribed before me on this the 29th day of March, 2018.

Notary Public

My Commission Expires: 01-06-2020

JORDAN T MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Patrick J. Redmond III 434 Heney Drive Nashville, TN 37214	NEW OWNER	096-13-0-003.00