Bill Garrett Davidson County
Batch# 76368 DEEDWARR
04/04/2018 02:53:45 PM 2 pgs
Fees: $13.00 Taxes: $924.79
20180404-0031762

**RECORD AND RETURN TO;**
**TITLE PROFESSIONALS OF TENNESSEE, LLC**
**101 POINT EAST DRIVE**
**NASHVILLE, TENNESSEE 37216**
**FILE NO.: 1428**

# WARRANTY DEED

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$249,942.00.**

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/22/2021

**THIS INSTRUMENT WAS PREPARED BY**
**TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216**

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| **JOSHUA D. WAGNER** | **Eagle Home Mortgage, LLC** | **043-06-0A-014.00 CO** |
| **728 Ellie Drive** | **730 NW 107 Avenue, 4th Floor** | |
| **Madison, TN 37215** | **Miami, FL 33172-3139** | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RED GROUP, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA D. WAGNER, Single Man**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**LAND in Davidson County, Tennessee, being all of Lot No. 14, on the 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 lot.**

**BEING part of the same property conveyed to Red Group, LLC, a Tennessee limited liability company, by Warranty Deed from Paradise Properties, a Tennessee general partnership, dated 5/17/17 and recorded 5/18/17 in Instrument No. 20170518-0049263; and being part of the same property previously conveyed to Paradise Properties, LLC, by Warranty Deed from Peggy Mayo Bailey and Judy Mayo Keels and Bobbie Mayo Patterson, dated 2/13/07 and recorded 2/14/07 in Instrument No. 20070214-0018667, Register's Office for Davidson County, Tennessee.**

**NOTE: See also Acknowledgment of Conversion for Paradise Properties, a Tennessee general partnership, converting from a LLC in Instrument No. 20091230-0118502, said Register's Office.**

**This is improved property known as 728 Ellie Drive, Madison, TN 37115**

**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 aid 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 its hand this** 30th **day of March, 2018.**

**RED GROUP, LLC, a Tennessee limited liability company**

**By:** _____
**ROBIN YORK, Chief Manager**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of RED GROUP, LLC, a Tennessee limited liability company, the within named bargainor, and corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ROBIN YORK, as such Chief Manager.**

**WITNESS my hand and official seal at Nashville, Tennessee, on this** 30th **day of March, 2018.**

Marka L. Nettle
**Notary Public**

**My Commission Expires:** 12/22/2021

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY