Bill Garrett Davidson County
Batch# 114251 DEEDWARR
07/10/2018 09:49:30 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20180710-0066380

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 4/13/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Norma M. Tillman, Trustee of the Norma M. Tillman Revocable Living Trust	same as new owner	098-05-0-B-037.00 CO
(NAME)	(NAME)	
106 N. Governors Cove		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, WE, **Dennis B. Redmon, Jr. and Jill R. Johns Redmon, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Norma M. Tillman, Trustee of the Norma M. Tillman Revocable Living Trust u/a/d April 14, 2004 and amended December 12, 2011,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 37 of Baypointe Subdivision, Phase II, according to the plat thereof recorded in Instrument No. 20010608-0060679 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Dennis B. Redmon, Jr. and Jill R. Johns Redmon, husband and wife, by Warranty Deed from Gayle R. Cantrell, unmarried, dated April 30, 2013, of record in Instrument No. 20130506-0045095, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Instrument No. 20010608-0060679; restrictions of record in Book 3811, page 637; Book 3827, page 822; Book 3827, page 830; Book 4075, page 628; Instrument No. 20000510-0047337, Instrument No. 20000720-0071748 and Instrument No. 20010621-0065743; easement for sanitary sewer and/or storm drainage of record in Book 10316, page 619; easement for transmission line of record in Book 1255, page 347 and Book 1280, page 445; Deed to Homeowners Association for open space of record in Instrument No. 20020805-0093528; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6341 Spera Pointe Crossing, Hermitage, TN 37076
(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 our hands this 9th day of July, 2018.

Dennis B. Redmon, Jr.

Jill R. Johns Redmon

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, Dennis B. Redmon, Jr. and Jill R. Johns Redmon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mount Juliet, Tennessee, this 9th day of July, 2018.

Notary Public
My Commission Expires: _____

File No.: 27896

True Copy Certification

I, Penny Y. Ray, 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.

Signature

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-6-2019