WARRANTY DEED

GLADYS H. CRUTCHFIELD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

O-VRES-18-01404

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22nd~~ 2nd DAY OF JUNE, 2018.

July

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

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)
Tyler Wadlington and Caitlin Wadlington	Tyler & Kaitlyn Wadlington	
(NAME)	(NAME)	
1404 A 10th Avenue North	1404 A 10th Avenue North	**81-12-4B-1.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, **NASHVILLE REDEFINED, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER WADLINGTON AND CAITLIN WADLINGTON,** 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:

Land in Davidson County, Tennessee, being Unit A of Homes at 1404 10th Avenue North, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170905-0090959, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Nashville Redefined, LLC, by Warranty Deed from Ronald C. Small and Karesse L. Small, husband and wife, recorded August 21, 2017 in Instrument No. 20170821-0085394 and further being part of the same property conveyed to Ronald C. Small and Karesse L. Small by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, recorded October 11, 2012 in Instrument No. 20121011-0093237, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee;
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20170905-0090959;
- Charter of Homeowner's Association of record in Instrument No. 20170905-0090958, Register's Office for Davidson County, Tennessee;
- Property taxes for 2018 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1404 A 10th Avenue North, Nashville, Tennessee 37208**.

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.

Bill Garrett Davidson County
Batch# 120470 DEEDWARR
07/25/2018 10:04:41 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20180725-0072428

Witness my/our hand(s) this the 22nd DAY OF JUNE, 2018.

Nashville Redefined, LLC

BY: _____
Andrea Niemiec
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA NIEMIEC, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of NASHVILLE REDEFINED, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of June, 2018.

_____
Notary Public
My Commission Expires: 3/3/20
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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

Record + Return to:

CHRISTOPHER J. THORNTON, P.C.
1061 CRESTHAVEN ROAD
MEMPHIS, TN 38119