Bill Garrett Davidson County
Batch# 134230 **DEEDWARR**
08/28/2018 02:46:01 PM 2 pgs
Fees: $13.00 Taxes: $281.20

20180828-0085324

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1453

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$76,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 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.
RED GROUP LLC **2507 Westfield Drive** **Lebanon, TN 37090**	**SAME**	**043-06-0A-022.00 CO** **043-06-OA-023.00 CO**

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, **PARADISE PROPERTIES, a Tennessee general partnership,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RED GROUP LLC, a Tennessee limited liability company**

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 Lot Nos. 22 & 23, 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 lots.

BEING part of the same property 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 unimproved property known as Lot No. 22 – 520 Sarver Avenue, Madison, TN 37115 and Lot No. 23 – 525 Sarver Avenue, 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 my/ its hand this 24th **day of August, 2018.**

PARADISE PROPERTIES, a Tennessee general partnership

By: _____
JAMES L. PARADISE, JR., Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared JAMES L. PARADISE, JR., with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Managing Partner of PARADISE PROPERTIES, a Tennessee general partnership, the within named bargainor, and partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said JAMES L. PARADISE, JR., as such Managing Partner.

WITNESS my hand and official seal at Nashville, Tennessee, on this 24th **day of August, 2018.**

_____
Notary Public

My Commission Expires: 12/22/2021

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY