Karen Y Johnson Davidson County
Batch# 162157 DEEDWARR
11/19/2018 09:40:12 AM 2 pgs
Fees: $13.00 Taxes: $554.96
20181119-0113464

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT181000445

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 13th day of November, 2018

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad A. Perling and Allison Perling **2608 Vista Lane** **Nashville, TN 37207**	600 Ferringdon Ct. Nashville, TN 37221	**059-08-0-52.00**

FOR AND IN 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,

Josiah M. Redding and Tiffany R. Redding, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brad A. Perling and Allison C. Perling, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Parkwood Trace, Section I, of record in Book 6900, Page 439, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Josiah M. Redding and Tiffany R. Redding, husband and wife, by Special Warranty Deed from CitiFinancial Mortgage Company, Inc., dated 12/22/08 and recorded 1/20/09 in Instrument No. 20090120-0004583, in the Register's Office of Davidson County, Tennessee.

Map/Parcel ID: 059-08-0-052.00

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2608 Vista Lane, Nashville, TN 37207**
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 13th day of November, 2018.

Josiah M. Redding

Tiffany R. Redding

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josiah M. Redding and Tiffany R. Redding the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SMYRNA, Tennessee, this 13th day of November, 2018.

Commission Expires: 4-18-21

Patricia L Hurtt
Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY