{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Rebecca Larson	{New Owner	}131010b12200co }
{2 Redbud Drive	{	} }
{Nashville, TN 37215	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Louise McMinn, a widow (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Rebecca Larson (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 2 on the Plan of Redbud, a Planned Unit Development, of record in Book 4675, page 137, amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846 and Book 5003, page 925, said Register's office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles McMinn and Louise McMinn by Warranty Deed from William A. Byrn and wife, Emily C. Byrn of record in Book 11678, page 921, said Register's Office for Davidson County, Tennessee. The said Charles McMinn has since died on June 29, 2005 and upon his death, title was vested in Louise McMinn as the sole surviving tenant by the entirety.

This is improved real property located 2 Redbud Drive, Nashville, Tennessee 37215.

This instrument is being executed on behalf of Louise McMinn pursuant to Power of Attorney executed by her and being filed for record simultaneously herewith.

This conveyance is subject to the following:

1. Taxes for the year 2019 for Davidson County, Tennessee.
2. Matters shown on the in Plat Book 4675, page 137 and amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846 and Book 5003, page 925, said Register's Office for Davidson County, Tennessee.
3. Covenants as of record in Book 4845, page 395 and amended in Instrument No. 20160218-0015563, said Register's Office for Davidson County, Tennessee.
4. Charter of Redbud Cooperative corporation as of record in Book 4852, page 607, said Register's Office for Davidson County, Tennessee.
5. Deed to Redbud Cooperative Corporation of record in Book 4861, page 613, said Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 171567 **DEEDWARR**
12/07/2018 12:13:03 PM 2 pgs
Fees: $13.00 Taxes: $2,194.10
20181207-0119553

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $593,000.00.
(
(Subscribed and sworn to before me
(this 6th day of December, 2018.
(
(My Commission Expires 3/8/22

Affiant

Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 6th day of December, 2018.

Louise McMinn by Martha Gentry her Attorney in Fact
Louise McMinn
By: Martha Gentry, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Martha Gentry with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Louise McMinn and she acknowledged that she executed the same as the free act and deed of the said Louise McMinn.

WITNESS my hand and official seal of Nashville, Tennessee, on this 6th day of December, 2018.

Notary Public

ROBERT M. NOTESTINE III
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2021

My Commission Expires: 5-3-2021

5-3-2021