Karen Johnson Davidson County
Batch# 195957 DEEDWARR
02/15/2019 01:52:50 PM 2 pgs
Fees: $13.00 Taxes: $973.10
20190215-0014291

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1465

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 **$263,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2019.

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.
LAUREN SEALL and CODY JENNINGS **525 Sarver Avenue** **Madison, TN 37115**	**First National Bank of Middle Tennessee** **1608 Williams Drive, Suite 301** **Murfreesboro, TN 37129**	**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, **RED GROUP, LLC, a Tennessee limited liability company and ROBERT POWERS**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN SEALL, AN UNMARRIED WOMAN AND CODY JENNINGS, AN UNMARRIED MAN**

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 No. 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 lot.

BEING part of the same property conveyed to Red Group, LLC, a Tennessee limited liability company, and Robert Powers, by Quitclaim Deed from Red Group, LLC, a Tennessee limited liability company, dated 8/28/18 and recorded 8/28/18 in instrument No. 20180828-0085326; and being part of the same property previously conveyed to Red Group, LLC, a Tennessee limited liability company, by Warranty Deed from Paradise Properties, a Tennessee general partnership, dated 8/24/18 and recorded 8/28/18 in Instrument No. 20180828-0085325, Register's Office for Davidson County, Tennessee.

This is improved property known as 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 its/my hand this 13th **day of February, 2019.**

RED GROUP, LLC, a Tennessee limited liability company

By: _____
ROBIN YORK, Chief Manager

_____
ROBERT POWERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of RED GROUP, LLC, a Tennessee limited liability company, the within named bargainor, and corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ROBIN YORK, as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, on this 13th **day of February, 2019.**

_____
Notary Public

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12/22/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROBERT POWERS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th **day of February, 2019.**

_____
Notary Public

My Commission Expires: 12/22/2021

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY