Karen Johnson Davidson County
Batch# 236679 DEEDWARR
05/30/2019 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20190530-0051402

Name and Address of New Owner:
Red River Development, LLC
1326 4th Avenue North
Nashville, TN 37208

Send Tax Bills To:
Red River Development, LLC
864 Kirkwood Avenue
Nashville, TN 37204-2646

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 082-09-0-184

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Richard Phillips and Gwendlyn N. Day**, "the Grantors," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Red River Development, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of the north part of Lot No. 28 on the Map of D.T. McGavock's First Addition to Nashville of record in Book 10, Pages 606-609, Register's Office for said County, described as follows:

Said part of said lot fronts 42 feet on the easterly side of 4th Avenue North and runs back between parallel lines along the south margin of Taylor Street 96 feet to a dead line.

Being the same property conveyed to Richard Phillips and Gwendlyn A. Day by Warranty Deed from Bobby Eugene Winfrey, Individually and Life Estate, Forrestine Snyder, Judy Elizabeth Nalls, Hobert Franklin Winfrey, Jr., Brittany Jacqueline Oliver, Paul Gene Winfrey, and William Lon Sosh, dated June 27, 2012 of record instrument No. 20120702-0057594, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restritions as shown of record including the following:

Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters as shown on the plan of record in Plat Book 10, Pages 606-609, Register's Office for Davidson County, Tennessee.

This property is improved property known as: 1326 4th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of May, 2019.

_____(SEAL)
Richard Phillips

_____(SEAL)
Gwendlyn N. Day

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2019, before me personally appeared Richard Phillips and Gwendlyn N. Day, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2019.

_____
Notary Signature
My commission expires: 5.3.2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
28th day of May, 2019.

_____
Notary Public
My commission expires: 5-3-2021
File No. 2019-104

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

