Karen Johnson Davidson County
Batch# 251927 DEEDWARR
07/02/2019 02:20:15 PM 2 pgs
Fees: $13.00 Taxes: $647.13
20190702-0064654

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1492

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 **$174,899.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2019.

Marka L. Nettle
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.
Stephanie Seay **1382 Rural Hill Road, Unit #304** **Antioch, TN 37013**	**First Bank** **318 Seaboard Lane, Suite 205** **Franklin, TN 37067**	**163-02-OC-304.00 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**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE SEAY**

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 Unit No. 304 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20060404-0038533, and amended in Instrument Number 20060419-0045063, Instrument Number 20061115-0141803 and Instrument Number 20080108-0002295, as corrected in Instrument Number 20110609-0044167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Units.

BEING PART OF the same property conveyed to Red Group, LLC, a Tennessee limited liability company, by Warranty Deed from Ashraf W. Mannan and Mecheal A. Faltas, dated 4/10/18 and recorded 4/11/18 in Instrument No. 20180411-0034152, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1382 Rural Hill Road, Unit #304, Antioch, TN 37013

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 hand this 1st day of July, 2019.

RED GROUP LLC, a Tennessee limited liability company

By: _____
ROBIN YORK, Chief Manager

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 1st day of July, 2019.

_____
Notary Public

My Commission Expires: 12/22/2021

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY