Karen Johnson Davidson County
Batch# 285566 DEEDWARR
09/16/2019 08:35:29 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30
20190916-0093324

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/11/2020

(AFFIX SEAL)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patience W. Ergish	BANK OF AMERICA, N.A.	
(NAME)	(NAME)	
641 Old Hickory Boulevard, Unit 414	101 S TYRON STREET	171-03-0-B-176.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	CHARLOTTE, NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **The John W. Redd Revocable Trust dated December 16, 1995, as amended and restated April 27, 2006.**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patience W. Ergish**, _____ hereinafter called the GRANTEE(S), her 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 Unit No. 116, on the plan of First Revision, a Horizontal Property Regime (Private Element) Phase One, Section Four, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 648, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to John W. Redd and Tonya K. Redd as Trustees of the John W. Redd Revocable Living Trust dated December 16, 1995, as amended and restated April 27, 2006 by Warranty Deed dated 12/19/2012 from Blake Taylor Johnson, unmarried of record in Instrument 201301100003470, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 509, Book 9700, Page 648, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 7798, Page 843, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65, as amended of record in Book 9500, Page 393, as amended of record in Book 9860, Page 840, as amended of record in Book 10694, Page 541, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 10126, Page 435, as amended of record in Book 10224, Page 683, as amended of record in Book 10294, Page 850, as amended of record in Book 10895, Page 778, as amended of record in Instrument 200007180070558, as amended of record in Instrument 200507050076596, said Register's Office. By-Laws of record in Book 8920, Page 45, as amended of record in Book 10694, Page 539 and in Book 10126, Page 486, as amended of record in Book 10275, Page 959 and Instrument 201501020000219, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Book 7358, Page 643, said Register's Office. Easement of record in Book 7851, Page 712, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9607, Page 431, said Register's Office.

Deed of Conveyance of record in Book 9698, Page 81, said Register's Office. Deed of Conveyance of record in Book 9698, Page 124, said Register's Office. Stormwater Detention Agreement of record in Book 9771, Page 545, said Register's Office. Dedication of Site Drainage Easement of record in Book 10012, Page 756, said Register's Office. Charter of the Homeowners Association of record in Book 8920, Page 40, said Register's Office. Charter of the Homeowners Association of record in Book 10126, Page 430, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 641 Old Hickory Boulevard, Unit 414, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of September, 2019.

The John W. Redd Revocable Trust dated December 16, 1995, as amended and restated April 27, 2006.

BY: John Redd
John Redd, Trustee

BY: Tonya Redd
Tonya Redd, Trustee

State of Missouri
County of St. Charles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Redd and Tonya Redd with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved themselves to be the Trustees of The John W. Redd Revocable Trust dated December 16, 1995, as amended and restated April 27, 2006., the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of September, 2019.

Notary Public: Mary C. Puntney
My Commission Expires: 10/24/2022

MARY C. PUNTNEY
NOTARY PUBLIC - NOTARY SEAL
State of Missouri, St. Louis County
COMMISSION #14068614
MY COMMISSION EXPIRES October 24, 2022

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122