Karen Johnson Davidson County
Batch# 405596 DEEDWARR
05/26/2020 11:00:59 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20200526-0053862

Prepared by:
Tennessee Title & Escrow Affiliates, PLLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, fo this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2020

Notary Public
My commission expires: 1-22-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Sage Homebuilding, LLC	Triumph Bank	083-13-0-529.00
409 S 10th St	278 Franklin Rd ste 100	
Nashville, TN 37206	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Harbison and Harold Rediker Co-Executors of the Estate of Herbert Elton Rediker,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sage Homebuilding, LLC, a Tennessee limited liability company** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Shelby Hills, Section III, of record in Book 3500, page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 58.93 feet on the east side of South Tenth Street and extends back between lines, 189.5 feet on the north line and 189.48 feet on the south line, to an alley in the rear on which it measures 64.71 feet.

Being the same property conveyed to Herbert E. Rediker and wife, Ethel Jean Clark Rediker by Warranty Deed from F. R. Escue and L. C. Young, d/b/a Escue & Young dated June 9, 1965 of record in Book 3903, page 555, Register's Office for Davidson County, Tennessee. The said Ethel Jean Clark Rediker having since died on May 29, 2010 vesting fee simple title in the husband, Herbert E. Rediker a surviving tenant by the entirety. The said Herbert E. Rediker having since died on October 16, 2019 and by his Last Will and Testament which was probated as Docket #19P2062 left the property to the following individuals: Betty Harbison 20%; Jeffrey Harbison 20%; Larry Rediker 20%; Harold Reidker 25%; Daphne Engles 5%; Leroy Clark 5%; and Vernon Kouns 5%.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 409 S 10th St, Nashville, TN 37206

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 21st day of May, 2020.

Estate of Herbert Elton Rediker

By: _____
Jeffrey Harbison
Its: Co-Executor

By: _____
Harold Rediker
Its: Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Harbison and Harold Rediker Co-Executors of the Estate of Herbert Elton Rediker,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Co-Executors.

Witness my hand and official seal at Brentwood, Tennessee, this the 21st day of May, 2020.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2020046630

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD