WARRANTY DEED

Karen Johnson Davidson County
Batch# 460271 DEEDWARR
08/19/2020 01:56:10 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20200819-0093549

J-SB-NH-20-353

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Homes, LLC	**NEW OWNER**	
(NAME)	(NAME)	
1113 Arrowhead Dr.		**133-15-52.00** **133-15-53.00**
(ADDRESS)	(ADDRESS)	
Brentwood, 37027		
(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 consideration, the receipt of which is hereby acknowledged, **ROBERT T. PORTER, TRUSTEE OF THE REDWING TRUST, U/A/D JULY 1, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE HOMES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 61 and Reserved Parcel B on the Plan of Paragon Hills, of record in Plat Book 3300, Page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Redwing Trust, by and through Robert T. Porter, Trustee, by Deed in Lieu of Foreclosure from Seanache Homes, Inc. recorded May 21, 2020 in Instrument No. 20200521-0052946, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Seanache Homes Inc., a Nevada Corporation, by Warranty Deed from Amanda Dean, Successor Trustee, of the 353 Elysian Fields Trust, recorded May 13, 2019 in Instrument No. 20190513-0044913, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Josh Terry, Trustee of The 353 Elysian Fields Trust by Warranty Deed from Margaret B. Kizer, unmarried, recorded April 8, 2014 in Instrument No. 20190408-0031800, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret B. Kizer, unmarried, by Warranty Deed from Charles H. Nixon, recorded July 6, 2001 in Instrument No. 20010706-0072080, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 100, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **353 and 0 Elysian Fields Road, Nashville, Tennessee 37211**.

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; 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), 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/our hand(s) this the 14th DAY OF AUGUST, 2020.

The Redwing Trust

BY: _____

Robert Porter
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT PORTER, TRUSTEE of THE REDWING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of August, 2020.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212