34906-5 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 708268 **DEEDWARR**
09/01/2021 11:27:00 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20210901-0117829

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2021.

Notary Public

My commission expires: 7/9/24

(AFFIX SEAL)

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
The Boat Rack, LLC	**"New Owner(s)"**	**103-08-0-199.00**
1008 8th Ave S		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linda E. Redding, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Boat Rack, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 11-A on the Plan of Zone Lot 11, Block "K", Cherokee Park, Section 3, as of record in Plat Book 6200, Page 206, amending Plat Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Linda E, Redding, a single person, by Deed dated March 7, 1990, from William M. Redding and wife, Lillian B. Redding, of record in Book 8061, page 41, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 6200, Page 206, amending Plat Book 843, page 2-3, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Restrictive Covenants contained in instrument of record in Plat Book 6200, Page 206 and Book 840, page 663, Register's Office for Davidson County, Tennessee. NOTE: Said restrictions are not applicable to portions thereof that have already expired.**

This is improved property, known as **4118 Aberdeen Road, Nashville, TN 37205**

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 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 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 my/our hand(s) this **30th** day of **August, 2021.**

Linda E Redding

Linda E. Redding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Linda E. Redding,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24