WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/14/01 10:27 2pgs
Fees:13.00 Taxes:405.15
20011214-0138273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Lea S. Ridgway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2001.

Tracey Stephens
Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lea S. Ridgway	Bank of America Mortgage	Map 064
(NAME) 4540 South Trace Boulevard	(NAME) 2059 Northlake Parkway	Group 09-0-A
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Tucker Georgia 30084	Parcel 028
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Patricia Ann Johnston-Fry, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Lea S. Ridgway, An Unmarried Person, 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:**

Being Unit No. 4540 on the Plan of Southfork Condominiums, Phase I, Section I, as of record in Master Deed 6783, Page 839, 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 Patricia Ann Johnston-Fry, unmarried by deed from Scott Edwin Johnston of record in Deed Book 10267, page 881, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6783, Page 839; Book 6906, Page 733 and Book 8291, Page 955, Register's Office of said County.

Master Deed in Book 6783, Page 839 and Book 6994, Page 447, Register's Office for said County.

By-Laws in Book 6783, Page 865, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6790, Page 998, Register's Office for said County

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4540 South Trace Boulevard, Old Hickory, TN 37138

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 12th day of December, 2001.

Patricia Ann Johnston-Fry

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Patricia Ann Johnston-Fry, unmarried the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/12/2001

My Commission Expires: 3/23/02

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC
WILSON COUNTY, TENN.

File Number2111393

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122