WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00 Kristina L Martinez Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2005. Notary Public MY COMMISSION EXPIRES: 5/24/08 (AFFIX SEAL)
SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin TN 37064	

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Robert L Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS:
Timothy L. Pannell	New Owner	Map 171 Cha
(NAME) **6017 Ridge Farm Place**	(NAME)	**Parcel 56**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **Michael W. Olsen and wife, Beth A. Olsen** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy L. Pannell, married,** 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. 55 on Plan of Section Two Addition to Brelan Park at Saddlewood, of record in Book 7900, page 963, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Michael W. Olsen and wife, Beth A. Olsen by deed from Carl L. Westergard and wife, Wanda C. Westergard of record in Book 11658, page 21, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 963, said Register's Office; (c) Restrictive covenants contained in Book 8891, page 850, Book 9670, page 494, Supplement of record in Book 9462, page 398, and Amended and restated in Book 9480, page 387, said Register's Office; (d) Charter of record in Book 9462, page 398, said Register's Office; and (e) By-Laws of record in Book 8891, page 869, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6017 Ridge Farm Place, 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 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 our hands this 30th day of March, 2005.

Davidson County DEEDWARR
Recvd: 04/05/05 14:17 2 pgs
Fees:13.00 Taxes:1246.90
20050405-0037239

Michael W. Olsen

Beth A. Olsen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Michael W. Olsen and Beth A. Olsen the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2005.

Commission expires:



Robert L Scruggs Notary Public