Davidson County DEEDWARR
Recvd: 04/19/05 11:22 2 pgs
Fees:13.00 Taxes:540.20

20050419-0043390

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Howard Stephen Ritchey	ABN AMRO Mortgage Group, Inc.	29
5756 Clarksville Highway	2600 W. Big Beaver Road	GROUP
Joelton, Tennessee 37080	Troy, MI 48084	PARCEL 97

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** **One Hundred Forty Six Thousand Dollars and Zero Cents ($146,000.00)**, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael L. Moorhead**, a single person, and **Kimber Moorhead**, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Howard Stephen Ritchey**, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, dated February 4, 1950, as follows:

BEGINNING at a point on the northerly margin of Highway No. 112, said point being in the eastern boundary line of a tract of land conveyed to James M. McCormick of record in Book 1085, page 393, Register's Office for said County; thence with the eastern boundary line of said McCormick property, North 30 deg. East 168.0 feet to a point; North 55 deg. West 195 feet to a post; North 2 deg. West 492 feet to an elm and North 67 deg. East 368 feet to a beech; thence South 19 deg. East 190 feet to a poplar; thence South 12 deg. West 367 feet to a sassafras; thence South 12 deg. West 262 feet to an iron pin; thence South 28 deg. West 166.5 feet to a point in the northerly margin of said Highway; thence with the northerly margin of said Highway, North 62 deg. West 100 feet to the beginning, containing 5.08 acres, more or less.

BEING the same property conveyed to Michael L. Moorhead and wife, Kimber Moorhead, by deed dated June 30, 1995, from Jeffery S. Ball, Sr., and wife, Diann S. Ball, of record in Book 9721, page 385, Register's Office for Davidson County, Tennessee; the said Michael L. Moorhead and Kimber Moorhead having since divorced by Final Decree of Divorce, No. 99D-2866, Second Circuit Court for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property known as 5756 Clarksville Highway, Joelton, TN 37080

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 15th day of April, 2005.

Kimber Moorhead

By: Mitchell A. Watts

Mitchell A. Watts, Attorney in Fact

Michael L. Moorhead

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Michael L. Moorhead, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2005.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kimber Moorhead, and acknowledged that he executed the same as the free act and deed of the said Kimber Moorhead.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2005.

Commission expires: 03.22.2008

Jason Chaffin Notary Public

JASON CHAFFIN NOTARY PUBLIC COUNTY, TN