File No. 260601374

WARRANTY DEED

23516
Book 186

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/27/06 14:49 2 pgs
Fees:13.00 Taxes:419.95
20060627-0076919

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary K. Ritchie	Mortgage Resources Inc	096-16-0-A-098.00 CO
(NAME)	(NAME)	
137 Lakebrink Drive	3441 Lebanon Pike #112	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hermitage TN 37076	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Wayne T. Halterman, and Timothy Lee Harkum, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeramie L. Ritchie and wife, Mary K. Ritchie, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 97 on the Plan of LARCHWOOD, PHASE ONE, Section FOUR, Building F, as of record in Plat Book 8250, Page 890, 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 Wayne T. Halterman, unmarried and Timothy Lee Harkum, unmarried, as Joint Tennants with Rights of Survivorship by deed from James A. Ford and wife, Zoraida V. Ford of record in Deed Book 70877, page 1, Register's Office for said County.

Subject to all matters as set forth per Plat Book 8250, Page 890, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6299, Page 142; Book 6301, page 82; Book 6391, page 449; Book 8032, page 432, Register's Office of said County.

By-Laws as shown of record in Deed Book 6299, Page 166, Register's Office for said County.

Easement as shown of record in Deed Book 6518, Pages 722 and 725 and Book 6592, page 366, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 137 Lakebrink Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/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), his/her/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.

Wayne T. Halterman

Timothy Lee Harkum

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Wayne T. Halterman, and Timothy Lee Harkum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 23rd day of June, 2006.

My Commission Expires: 11 28 09

Notary Public

File Number: 260601374

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON