WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/06 13:16 2 pgs
Fees:13.00 Taxes:739.63
20061003-0122485

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN
My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRADLEY CHILDRESS	Bank of America	Map 141-06-C/Parcel 4.00 CO
(NAME) 3012 HARPETH SPRINGS DRIVE	(NAME) 9000 Southside Blvd.	
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS) Jacksonville, FL 32256	
(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, **CHRISTOPHER RYCKMAN and wife, KATIE L. RYCKMAN, formerly known as KATIE L. DIXON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY S. CHILDRESS and LYNNE E. CHILDRESS, husband and wife,** 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. 28 on the Plan of Riverbridge Community, Phase 1A of record in Instrument No. 20030213-0019997, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Ryckman, an unmarried man and Katie L. Dixon, an unmarried woman, as tenants in common with right of survivorship by deed of record in Instrument No. 20050310-0026760, Register's Office for Davidson County, Tennessee. The said Christopher Ryckman and Katie L. Dixon having since married, Katie L. Dixon is now known as Katie L. Ryckman.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 3012 HARPETH SPRINGS DRIVE, NASHVILLE, TN 37221
(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 29th day of September, 2006.

CHRISTOPHER RYCKMAN

KATIE L. RYCKMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Ryckman and wife, Katie L. Ryckman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2006.

Commission expires: February 10, 2008

Larry D. Craig Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires FEB. 10, 2008