WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: . 11-13-07

(AFFIX SEAL)

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Ritchie	Benjamin Noel Ritchie	134-9-109
(NAME)	(NAME)	
4721 Reischa Drive	4721 Reischa Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(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, Louis E. Weissman and wife Patricia J. Weissman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Noel Ritchie, a single man, 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. 91 on the Plan of Woodland Hills, Phase One, as of record in Plat Book 6900, Pages 666-669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Louis E. Weissman and wife, Patricia J. Weissman, by deed of record in Instrument No. 20020806-0094478, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Louis E. Weissman and Patricia J. Weissman by Linda Dice as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070608-0068752, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4721 Reischa Drive, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 06/08/07 09:47 2 pgs
Fees:13.00 Taxes:488.40
20070608-0068753

Witness our hands this 25th day of May, 2007.

Louis E Weissman by Linda Dice His Attorney in Fact
Louis E. Weissman by Linda Dice his attorney in fact

Patricia J Weissman by Linda Dice Her Attorney in Fact
Patricia J. Weissman by Linda Dice her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 25th day of May, 2007, before me personally appeared Linda Dice, the person who executed the foregoing instrument on behalf of Louis E. Weissman and Patricia J. Weissman and who acknowledged that they executed the same as the free act and deed of the said Louis E. Weissman and Patricia J. Weissman, through Power of Attorney granted she by the said Louis E. Weissman and Patricia J. Weissman.

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2007.

Commission expires:

La Trace McAdoo

Notary Public

LaTrace McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County