Davidson County DEEDWARR
Recvd: 09/07/07 13:01 2 pgs
Fees:13.00 Taxes:488.03

20070907-0107633

WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 TENNESSEE Davidson County

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,900.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

R-CRYE-07-278

THIS INSTRUMENT WAS PREPARED BY

BOX 13
1360

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharyece A. McNeal	Wells Fargo Bank, N.A.	
5170 Hickory Hollow Parkway, Unit 278	(NAME) 7445 New Technology Way	163-5-A-1 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Frederick, MD 21703-0000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLINTON R. RIBBLE AND RACHEL L. RIBBLE, ~~MARRIED~~ *, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHARYECE A. MCNEAL, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* HUSBAND AND WIFE

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1, ON THE PLAN OF HICKORY HOLLOW TOWNHOMES (MILL PARK) PHASE I, OF RECORD IN PLAT BOOK 9700, PAGE 686, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CLINTON R. RIBBLE AND WIFE, RACHEL L. RIBBLE BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION, SUCCESSOR BY MERGER TO NVR HOMES, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, A VIRGINIA CORPORATION, RECORDED ON THE 1ST DAY OF NOVEMBER, 1999 IN BOOK 11725, PAGE 430, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 9700, PAGE 686; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 10719, PAGE 425 AND BOOK 11167, PAGE 757; BY-LAWS OF RECORD IN BOOK 10719, PAGE 464 AND BOOK 11167, PAGE 759; HOMEOWNER'S ASSOCIATION CHARTER OF RECORD IN BOOK 10719, PAGE 419; CONVEYANCE OF COMMON AREA TO HOMEOWNER'S ASSOCIATION IN BOOK 11221, PAGE 249; AS BUILT CERTIFICATE OF RECORD IN BOOK 11315, PAGE 159; EASEMENT TO BELLSOUTH TELECOMMUNICATIONS OF RECORD IN BOOK 11378, PAGE 991, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5170 Hickory Hollow Parkway, Unit 278, Antioch, Tennessee 37013
(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), 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), 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 my/our ~~hand(s)~~ this 20th day of August, 2007.

Clinton R. Ribble

Rachel L. Ribble

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clinton R. Ribble and Rachel L. Ribble, the within named bargainor, 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, this the 30th day of July, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAMS SURVEYOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903