WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/18/07 12:34 3 pgs
Fees:18.00 Taxes:869.50
20070918-0111701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Brandalyn Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER 2007.

Tiffany R. Addison
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 14, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennia Title & Escrow, 200 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel C. Ridley	Franklin American Mortgage	082-09-0N-005.00
(NAME) 510 Hume St.	(NAME) 501 Corporate Centre Drive Ste 400	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Franklin, TN 37067	
(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, Walter Keith Ridley and Arthur Steve Yokley, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel C. Ridley and Eric K. Wood, Jr., 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(s) 5, as shown on the map entitled 6th and Hume Street, of record Instrument No. 20060829-0106425, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to WALTER KEITH RIDLEY AND ARTHUR STEVE YOKELY, by deed from ROBERT A. CRUTCHER, of record Instrument No20060623-0074970, dated June 19, 2006, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 510 Hume St., Nashville, TN 37208

(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 4th day of September 2007.

Walter K. Ridley by Joan Fleming as Attorney in Fact

Walter Keith Ridley by Joan Fleming as Attorney-in-Fact

Arthur Steve Yokley, Jr. by Natasha Yokley as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of September 2007, before me personally appeared Joan Fleming 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 Walter Keith Ridley and who acknowledged that he executed same as the free act and deed of said Walter Keith Ridley by virtue of that Power of Attorney, duly executed by the said Walter Keith Ridley and appearing of record in Instrument Number 20070821-0100065 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 4th day September 2007.

Commission expires:



Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of September 2007, before me personally appeared Natasha Yokley 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 Arthur Steve Yokley, Jr. and who acknowledged that he executed same as the free act and deed of said Arthur Steve Yokley, Jr. by virtue of that Power of Attorney, duly executed by the said Arthur Steve Yokley, Jr. and appearing of record in Instrument Number

20070918-0111700 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 4th day of September 2007.

Commission expires:



Notary Public

ASY by MDH

I, LaDarrell T. Collier, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tiffany R. Addison, a notary public for this country and state, (LaDarrell T. Collier) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES:

Notary's Seal (If on paper)

